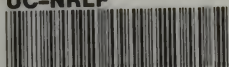


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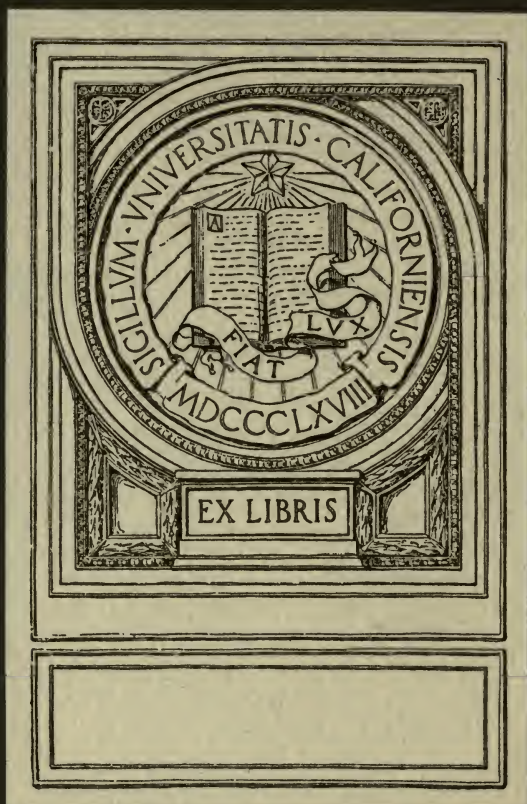
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**Minneapolis Civic & Commerce Association
Housing Committee
Summary of Housing Laws
In the United States and Canada**





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Housing Laws

A Summary of the
More Important Provisions
in
City and State Codes



Prepared for the Housing Committee
of the
Minneapolis Civic & Commerce Association
1914

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PREFACE.

THE following summary of important provisions contained in various tenement house laws, housing codes, and city ordinances was prepared for the use of the Housing Committee of the Minneapolis Civic & Commerce Association in its efforts to prepare and secure the passage of a new Housing Code.

In order to have each summary as nearly correct as possible, it was sent after preparation to the building inspector or some other responsible person in the city or state in question, with the request that it be carefully reviewed and corrected wherever necessary. All the laws relating to tenements were checked up in this way with the exception of those relating to Grand Rapids and Indiana. The summaries covering regulations affecting dwelling houses (marked with a star [*] where similar to tenement requirements and with a dagger [†] where relating to private dwellings only) were not submitted for correction and may contain errors; neither is it certain that they are complete and entirely up to date. The regulation of private dwellings is comparatively new, and the laws are sometimes difficult to locate.

The laws relating to Cleveland, Denver, Kansas City, Portland, and St. Louis are not included because at the time this summary was made, these cities were in the process of revising their laws.

Where cities are known to have passed ordinances providing for higher standards than those in state codes, these changes have been noted under their proper headings; otherwise, the provisions relating to cities governed by state codes are to be found under the heading of the state in which the city is located.

The expense of preparing the summaries has been so great that the Housing Committee did not feel justified in going to the additional expense of printing solely for its own use. However, so many requests for the summaries have been received that it has been decided to print and make a small charge to cover the cost.

Paragraphs marked with a star (*) apply to both tenement houses and private dwellings. Paragraphs marked with a dagger (†) apply to private dwellings only.

I.

Laws and Definitions.

City	Population	Laws regulating Tenement and Private Dwellings.
Model Law		By Lawrence Veiller, Secretary, National Housing Association, 105 East 22nd St., New York. Prepared for the Russell Sage Foundation, 1914.
Baltimore	558,485	Building code adopted July 6, 1908, with amendments to April 1, 1914.
Boston	670,585	The Building Law, 1907, with amendments to May 1, 1914.
Calgary, Canada	43,704	Building Ordinances, October, 1912, with amendments to May 1, 1914.
Chicago	2,185,283	Building Ordinances, Aug. 1, 1913. Sanitary Code to Aug. 1, 1913, with amendments to April 1, 1914.
Cincinnati	363,591	Building Code, 1909, and amendments to March, 1913.
Columbus	181,511	Housing Code, Mar. 7, 1911, with amendments to April 1, 1914.
Detroit	465,766	Building Code, 1911, and amendments to April, 1914.
Duluth	78,466	Housing Ordinance, with amendments to April, 1914.
Grand Rapids	112,571	Housing Ordinance, Feb., 1914.
Louisville	223,928	Building Ordinances, 1913, with amendments to May 1, 1914. State Law of the Tenement for 1st Class cities, March, 1912.
Milwaukee	373,857	Tenement House Ordinance, Sept. 1913, with amendments to April, 1914.
Minneapolis	301,408	Building Ordinances, 1911, with amendments to June 1, 1914.
New Orleans	339,075	Building Laws, with amendments to May, 1914.

Laws and Definitions.

City	Population	Laws regulating Tenement and Private Dwellings.
Pittsburgh	533,905	Manual of Building Inspection, 1909. State Law of Tenement for 1903. State Law for Plumbing and Sanitation, 1911, with amendments to April, 1914; also certain local ordinances.
Providence	224,326	Building Laws, Traffic, Plumbing, etc., Ordinances, State Law, April, 1909, with amendments to April, 1914.
St. Paul	214,744	Building Ordinance, April, 1910, with amendments to April, 1914.
Seattle	237,194	Building Code, July, 1913, with amendments to April, 1914.
Toledo	168,497	General Ordinance, 1905, with amendments to Feb., 1914.
Toronto, Canada	376,538	By-law for regulating the erection and safety of buildings, April, 1913, with amendments to May 1, 1914.
Washington, D. C.	331,069	Building Regulations, Feb., 1913. Plumbing Code, Aug., 1913. Act of Congress approved March 19, 1906, and June 1, 1910, with amendments to April, 1914.

State Laws.

State	Population	Laws regulating Tenement and Private Dwellings.
California—		
San Francisco	416,912	Tenement House Act, April, 1911, with amendments to May, 1914.
Los Angeles	319,198	
Oakland	150,174	
All other incorporated cities and towns.		
Connecticut—		
New Haven	133,605	Tenement House Act, with amendments to April, 1914.
Hartford	98,915	
Indiana—		
Indianapolis	233,650	Indiana Housing Law, Act of 1913.

Laws and Definitions.

State	Population	Laws regulating Tenement and Private Dwellings.
Massachusetts—		
Where not otherwise stated applies to both city and town.		City —State Law governing Tenement Houses, 1913. Town — State Law governing Tenement Houses, 1912.
New Jersey—		
Newark	347,469	Tenement House Act, 1904, with amendments to April, 1914.
Jersey City	267,779	
Applies to entire state.		
New York—		
For First Class Cities,		Tenement House Law, with amendments to April 1st, 1914.
New York	4,766,883	
Rochester	218,149	
Buffalo	423,715	
New York—		
Law for Second Class Cities.		Law of New York, May 31, 1913, with amendments to April, 1914.
Albany	100,253	
Schenectady	72,826	
Troy	76,813	
Utica	74,419	
Syracuse	137,249	
Yonkers	79,803	
Pennsylvania—		
First Class Cities, 1,000,000 or over.		Acts of Assembly, June 7, 1895, and June 7, 1907, with amendments to May, 1914.
Philadelphia	1,549,008	
Pennsylvania—		
Second Class Cities, 100,000 to 1,000,000.		See Pittsburgh.
Pittsburgh	533,905	
Scranton	129,867	
Wisconsin—		
First Class Cities, population of 150,000 or over.		Apartment, Lodging, Boarding, and Tenement House Act, 1909. Amendments to 1914.
Milwaukee	373,857	

DEFINITION OF TENEMENT HOUSE.

Model Law provides for three classes of dwellings: (a) private dwellings, (b) two-family dwellings, (c) multiple dwellings.

(a) A "private dwelling" is a dwelling occupied by but one family alone.

(b) A "two-family dwelling" is a dwelling occupied by but two families alone.

(c) A "multiple dwelling" is a dwelling occupied otherwise than as a private dwelling or two-family dwelling.

All multiple dwellings are dwellings, and for the purposes of this act are divided into two classes, viz., Class A and Class B.

Class A—Multiple dwellings of Class A are dwellings which are occupied more or less permanently for residence purposes by several families and in which the rooms are occupied in apartments, suites, or groups. This class includes tenement houses, flats, apartment houses, apartment hotels, bachelor apartments, studio apartments, duplex apartments, kitchenette apartments, and all other dwellings similarly occupied whether specifically enumerated herein or not.

Class B—Multiple dwellings of Class B are dwellings which are occupied, as a rule, transiently, as the more or less temporary abiding place of individuals who are lodged, with or without meals, and in which as a rule the rooms are occupied singly. This class includes hotels, lodging houses, boarding houses, furnished-room houses, lodgings, club houses, convents, asylums, hospitals, jails, and all other dwellings similarly occupied whether specifically enumerated herein or not.

Baltimore—Building occupied by more than three families living independently and doing their cooking on the premises or by more than two families on a floor so living and cooking.

Boston—Building occupied by more than three families living independently and doing cooking on premises, or by more than two families living above the first story.

Calgary, Can.—An "apartment house" is any building with separate housekeeping apartments for three or more families or for two or more families over a story otherwise occupied.

Chicago—Any house or building or portion used as a home or residence for two or more families living in separate apartments.

Cincinnati—Building occupied by three or more families having common right in halls, etc., living independently and doing their cooking on the premises.

Definition of Tenement House.

Columbus—Building occupied by two or more families living independently but having common right in halls, etc., and doing their cooking on the premises.

Detroit—Building occupied by three or more families (or by two families when a portion of building is used for business purposes) living independently and having common rights in the halls, etc.

Duluth—Building occupied by more than two families living independently but having common right in halls, etc., and doing their cooking on the premises.

Grand Rapids—Dwellings which are occupied more or less permanently for residence purposes by several families and in which the rooms are occupied in apartments, suites, or groups.

Louisville—Building occupied by three or more families living independently, but having common right in halls, etc., and doing their cooking on the premises.

Milwaukee—Building occupied by three or more families living independently and having a common right in halls, etc., and doing their cooking on the premises.

Minneapolis—Any building occupied by three or more families living independently, doing their cooking on the premises, or by more than one family on a floor, having common rights to the water closets, privies, etc.

New Orleans—Building occupied by more than three families living independently, doing their cooking upon the premises, or by two families so living above the first story.

Pittsburgh—Building occupied by three or more families living in separate apartments and doing their cooking on the premises.

Providence—Building occupied by more than three families living independently and doing their cooking upon the premises, or by more than two families on a floor having common rights to halls, etc.

St. Paul—Building occupied by three or more families living independently and doing cooking upon the premises, or by more than two families upon any floor so living and cooking and having common rights in halls, etc.

Seattle—Building occupied by two or more families living independently and doing their cooking on the premises, each having their own water closet and having common rights in halls, etc.

Toledo—Building occupied by more than one family on a floor, living independently and doing their cooking on the premises.

Toronto—Any building which has three or more suites or sets of rooms for separate occupation by one or more persons.

Definition of Tenement House.

Washington, D. C.—Building used by more than two families living separately and doing their cooking on the premises.

State Laws.

California—Building over one story occupied by four or more families living independently and doing their cooking on the premises, or by three families so living and having a common right in halls, etc.

Connecticut—Building occupied by three or more families living independently, doing their cooking on the premises and having common right in halls, etc.

Indiana—Any building occupied by two or more families living independently, having common right in the halls, stairways, yards, etc.

Massachusetts—City—Building occupied by two or more families living independently, but having common right in halls, etc., and doing their cooking on the premises.

Town—Building occupied by more than two families living independently, etc., as above.

New Jersey—Building occupied by three or more families living independently and doing their cooking on the premises, or by more than two families on any floor so living and cooking, but having common right in halls, etc.

New York—First Class Cities—A "Tenement House" is any house or building or portion thereof, which is either rented, leased, let, or hired out, to be occupied, or is occupied, in whole or in part, as the home or residence of three families or more living independently of each other, and doing their cooking upon the premises, and includes apartment houses, flat houses and all other houses so occupied.

New York—Second Class Cities—Building occupied by three or more families, more or less permanently, in apartments, suites, or groups.

Pennsylvania—Building occupied by three or more families, or by two families above the first floor, living independently, but having common right in halls, etc., and doing their cooking on the premises.

Wisconsin—Any building occupied by three or more families living independently, doing cooking on the premises, and having a common right to the stairways, yards, and water closets.

II.

Fire Provisions.

FIREPROOF TENEMENTS.

Model Law—*No part of any dwelling can be over three stories high unless entire building is fireproof. (Basement is considered a story.)

Baltimore—Tenement more than five stories or 70 feet in height shall be fireproof. First story of non-fireproof tenement three stories high must be fireproof.

Boston—Tenement over five stories in height or exceeding 65 feet above the basement or covering more than 5,000 square feet of ground shall be fireproof.

Calgary—Tenement more than three stories in height must be fireproof.

Chicago—Tenement more than five stories and basement shall be fireproof; tenement of four or five stories shall be of slow-burning material, and cellar and first floor fireproof.

Cincinnati—Any building over five stories and an attic must be fireproof.

Columbus—Tenement over three stories in height shall be fireproof.

Detroit—*Building over eight stories or 100 feet shall be fireproof.

Duluth—*Tenement or dwelling over three stories high must be fireproof.

Grand Rapids—Tenement more than two stories in height or occupied by more than four families shall be fireproof.

Louisville—Tenement over three stories and basement in height must be fireproof.

Milwaukee—Buildings five stories or more above the cellar or basement must be fireproof.

Minneapolis—Building over three stories must be fireproof.

New Orleans—Tenement of 59 feet in height must be fireproof.

Pittsburgh—Tenement four stories or more must be fireproof.

Providence—Tenements more than four stories in height in the first or business district, or more than 65 feet in height in the second district, must be fireproof.

Fireproof Tenements.

St. Paul—Tenement more than three stories in height shall be fireproof.

Seattle—No fireproof tenement shall exceed in height the width of the widest adjoining street plus 25 feet, and in no case 125 feet.

Toledo—All buildings 100 feet or more in height must be fireproof.

Toronto—Tenement over 35 feet in height shall be fireproof.

Washington, D. C.—*Buildings over four stories or more than 55 feet high must be fireproof.

State Laws.

California—Tenement over six stories in height must be fireproof.

Connecticut—No tenement may be erected over four stories in height without an elevator.

Massachusetts—City—Tenement over four stories in height shall be fireproof. Tenement more than two and one-half stories, or for more than two families, must have exterior and party walls fireproof.

Town—Tenement over two and one-half stories or for more than two families must be fireproof.

New Jersey—Tenement six stories or more in height must be fireproof.

Newark—All buildings over 65 feet in height must be fireproof.

New York—First Class Cities—Tenement over six stories or parts of stories in height above curb level must be fireproof. A cellar not more than two feet above curb level at center of facade is not considered a story. First tier of beam is required to be fireproof in all non-fireproof buildings over four stories in height.

Second Class Cities—Tenement over four stories and basement or cellar in height must be fireproof.

Pennsylvania—Tenement houses more than four stories in height must be fireproof.

Wisconsin—Tenement five stories or more above the cellar or basement shall be fireproof.

WOODEN TENEMENTS.

Model Law—Prohibited.

Baltimore—No wooden tenement shall be made for occupancy by more than six families.

Boston—No wooden building shall be more than three stories nor more than 40 feet in height above the first floor line, nor 2,200 square feet in area.

Calgary—Erection of wooden tenements prohibited. Wooden buildings cannot be converted into tenements if they exceed two stories in height exclusive of basement or 36 feet in height, or be wider than 30 feet or deeper than 60 feet unless the interior be subdivided by fireproof walls to that size. †Private dwellings shall not be more than 36 feet in height.

Chicago—*Forbidden inside fire limits. Outside of fire limits a wooden tenement shall not exceed 45 feet in height, and above the second story it must not be occupied as a separated living apartment.

Cincinnati—No frame building within the fire limits except temporary one-story building and buildings not over 12 feet in height with walls and roof covered with incombustible material.

†Wooden dwellings prohibited within the fire limits. Outside the fire limits, when buildings are built in a row, the division wall separating the different houses must be built of brick.

Columbus—Wooden tenements more than two stories high or for more than two families prohibited.

†Dwelling houses built in the form of double houses or terraces or attached or semi-detached rows shall have a fireproof wall with no openings therein extending from the basement floor to the roof and separating each house from each adjoining house, except that this does not apply to double frame houses, and except that in double houses, other than frame, such wall need extend only to the top of the attic joists.

Detroit—*Wooden tenement or dwelling shall not exceed 30 feet in height.

Duluth—No wooden tenement shall be over two stories high.

†Dwelling houses built in the form of double houses or terraces or attached or semi-detached rows shall have a fireproof wall with no openings therein extending from the basement floor to the roof and separating each house from each adjoining house, except that this does not apply to double

Wooden Tenements.

frame houses and except that in double houses other than frame such wall need extend only to the top of the attic joists.

Grand Rapids—Prohibited.

Louisville—Prohibited within the fire limits.

Milwaukee—No wooden tenement shall be three stories or over.

Minneapolis—There shall be no non-fireproof building over one story in the fire zone. The walls of every tenement within the fire limits shall be fireproof.

New Orleans—Outside the fire limits, no wooden tenement shall exceed two stories in height above the basement nor 4,000 square feet floor area.

Providence—Wooden tenement shall not exceed 35 feet in height.

St. Paul—Wooden tenement shall not be over two stories in height.

Seattle—Wooden tenements shall not exceed an average of three stories or 30 feet in height nor four stories or 40 feet in any part.

Toledo—Wooden tenements shall not be more than 45 feet in height nor be inside the fire limits.

Toronto—Tenements shall not be more than 35 feet high.

Washington, D. C.—Tenements shall not be more than three stories or 40 feet in height. Prohibited within the fire limits. Tenement three stories in height must be of fireproof construction up to and including the first floor.

†Wooden dwellings prohibited within fire limits. Outside the fire limits, shall not exceed three stories or 40 feet in height.

State Laws.

California—Tenements shall not have more than 150 rooms, exclusive of bath rooms, nor be over three stories and basement (if basement is not occupied as a dwelling).

Connecticut—Tenement shall not be more than three stories or 37 feet in height.

Massachusetts—Tenement shall not be over two and one-half stories, and cannot be used for housekeeping above second story.

New Jersey—Prohibited within fire limits. Outside fire limits, shall not be over three stories nor more than 40 feet in height,

Wooden Tenements.

or accommodate more than six families, or two families to a floor.

New York—First Class Cities—There shall be no wooden tenement more than three stories high or for more than three families. (If two stories, no more than four families, or two on one floor.) Wooden tenements are not permitted within the fire limits.

Second Class Cities—*Prohibited.

Pennsylvania—Prohibited within fire limits. Tenements more than three stories prohibited outside fire limits.

Wisconsin—In every tenement three stories or more in height floor of first story above cellar must be fireproof.

FIRE ESCAPES—DETAILS OF CONSTRUCTION.

Model Law—Every tenement over one story in height shall have two independent ways of egress from ground floor to roof and located remote from each other. One of such ways of egress shall be a flight of stairs three feet wide. The second way of egress must be directly accessible to each apartment, group, or suite of rooms, without having to pass through the first means of egress and shall be one of the following:

1. Outside balcony fire escape.
2. An additional flight of stairs either inside or outside.
3. Fire tower located and constructed as required by the

Superintendent of Buildings.

Details of construction minutely specified in the law.

Baltimore—Every tenement over two stories must have one or more fire escapes. Every tenement over three stories with two or more apartments on a floor must have fire escape for each vertical series of apartments. General requirements for construction fixed in building ordinance.

Boston—If tenement is more than three stories, it must have one of the following: (1) Interior enclosed stairway; (2) Exterior iron fire escape; (3) Balconies connected with adjoining houses or adjoining parts of same house, separated by a brick partition wall, balconies to be three feet four inches wide, stairs twenty inches wide.

Calgary—Buildings of three stories or more must have sufficient fire escapes as required by Superintendent of Buildings. Details of construction partially specified and left to Superintendent of Buildings.

Chicago—Every tenement four or more stories must have fire escape accessible from each apartment. Details of construction as required by state statute and city ordinance.

Cincinnati—In a tenement of three or more stories, or for three or more families, there must be direct access to a fire escape and stairway, or to two stairways. Details partially specified and left to Commissioner of Buildings.

Columbus—Every tenement must have sufficient means of egress in case of fire. Must be approved by building department.

Detroit—For tenement over two stories in height, there must be one fire escape from second floor to roof. If building is occupied by more than 300 above the first floor, two fire escapes; by 600, three fire escapes; by 900, as required by department of buildings. Details of construction specified in building code.

Fire Escapes—Details of Construction.

Duluth—Every tenement must have sufficient means of egress in case of fire. Must be approved by building department.

Grand Rapids—Every tenement must have two separate means of egress from ground to top floor. One such means of egress must be directly accessible to each apartment. Must comply with the laws of the State of Michigan.

Louisville—Every tenement over two stories and basement shall have as many fire escapes per floor as ordered by building department. Every tenement over three stories and having apartments for two or more families on one floor shall have fire escape for each vertical series of such apartments. Must be of iron or steel. Details of construction specified in building code.

Minneapolis—Tenement over two stories must have one non-combustible ladder or stairway for each 20 persons or fraction above the first story. Tenements three stories or more must have metallic fire escapes from the second floor to the roof and on the outer walls in such location and numbers as the Inspector of Buildings and the Chief Engineer of the Fire Department shall deem necessary. When exit from apartment in fireproof building is more than 50 feet from outside exit of stairway or more than 30 feet in non-fireproof building, it shall have iron stairway. Details of construction specified in building code.

New Orleans—Every tenement more than three stories in height must have sufficient means of egress in case of fire. Must be approved by city engineer.

Pittsburgh—Tenements three or more stories in height shall have permanent, safe, external means of escape, the number and location of such escapes to be governed by the size of the building and the number of its inmates. Buildings with over 100 persons shall have two such stairways. Details of construction partially specified and left to the councils of cities.

Providence—Every tenement shall have proper means of escape in case of fire, approved by Building Inspector.

St. Paul—Every tenement must have sufficient means of egress in case of fire. Details of construction must be approved by Commissioner of Public Works.

Seattle—Tenements must have sufficient means of egress in case of fire. Details of construction minutely specified in the law.

Toledo—Every tenement must have two independent means of egress accessible from each apartment. If over three stories one escape must be enclosed in fireproof walls.

Fire Escapes—Details of Construction.

Toronto—Every tenement over two stories high shall have proper fire escapes. The exit from the building to the fire escape platform shall be through a hall or corridor. Plans must be approved by the Building Inspector and by the Chief of Fire Department.

Washington, D. C.—Tenement of three stories or over 30 feet in height must have one or more fire escapes connected with each floor as commissioners of the district may determine. Plans of proposed buildings must be given to Inspector of Fire Escapes for examination as to the number of escapes. Details specified in building code.

State Laws.

California—Tenement shall have metallic fire escape constructed as city, town and county shall direct. Every tenement more than two stories in height shall have two fire escapes. A tenement on a corner lot shall have a fire escape on each front. Details of construction left to building department of each city.

Connecticut—Tenements with more than two families shall have more than one means of egress by stairway or fire escape accessible from each room above the first story. Such stairways and fire escapes shall be in such numbers and size as the officer charged with the enforcement of this act shall require.

Indiana—Every tenement three or more stories high (exclusive of cellar or basement), unless fireproof or provided with fireproof outside stairways directly accessible to each apartment, shall have fire escapes at each story 12 feet above the ground accessible to one room in each apartment. Details of construction partially specified and left to Inspector of Buildings.

Massachusetts—City—Tenement over two and one-half stories must have fire escape connecting directly with each apartment. Details specified in building code.

Town—When building does not have sufficient means of egress, Building Inspector shall order as many fire escapes as are necessary. Details specified in code.

New Jersey—Every non-fireproof tenement over three stories high must have outside fireproof stairs or fire escapes. Fire escapes must be accessible from one room in each apartment.

New York—First Class Cities—Every non-fireproof tenement must have sufficient means of egress in case of fire. Every tenement house over one story in height shall have at least two independent ways of egress which shall extend from the

Fire Escapes—Details of Construction.

ground floor to the roof; shall be located remote from each other; access to second way shall be had directly from each apartment without passing through the first way of egress. Details of construction must be in conformity with building code.

Second Class Cities—Every tenement must have two independent means of egress from ground to top floor. One of these may be an outside stairway or wooden balcony not over four stories in height. Details of construction left to discretion of Superintendent of Buildings.

Pennsylvania—Tenements shall have fire tower or outside stairs of iron except tenement less than four stories in height, where third floor has not more than five rooms and bath room and is occupied by not more than ten people, and each apartment of the building has wire or chain fire escape.

Wisconsin—Tenements over two stories in height must have one iron fire escape opening directly from at least one room in each apartment at each story above the ground floor. Tenements must have fire escapes in such numbers and positions as may be required by the Chief of the Fire Department or Fire Marshal. Details of construction specified in the building code.

ENCUMBRANCE OF FIRE ESCAPES.

Model Law	Prohibited.	
Baltimore	Prohibited.	\$100.00 fine.
Calgary	Prohibited.	
Chicago	Prohibited.	
Cincinnati	Prohibited.	
Columbus	Prohibited.	Must be kept in repair.
Detroit	Prohibited.	
Duluth	Prohibited.	Must be kept in repair.
Grand Rapids	Prohibited.	
Louisville	Prohibited.	Must be kept in repair.
New Orleans	Prohibited.	
St. Paul	Prohibited.	
Seattle	Prohibited.	
Toledo	Prohibited.	
Toronto	Prohibited.	
Washington, D. C.	Prohibited.	

State Laws.

California	Prohibited.	
Connecticut	Prohibited.	
Indiana	Prohibited.	
Massachusetts	Prohibited.	
New Jersey	Prohibited.	Penalty of \$10.00 or confiscation of such articles. Must be sign on balcony to that effect.
New York	First class cities. Prohibited.	Second class cities. Prohibited.
Pennsylvania	Prohibited.	Must be kept in good repair.
Wisconsin	Prohibited.	

ACCESS TO YARD.

Model Law—There must be access from the street or alley to the yard.

Chicago—Every tenement must have access from yard to street.

Cincinnati—Yard must have one side abutting on a street or alley.

Columbus—Every tenement must have access from yard to street.

Duluth—Every tenement must have access from yard to street.

Louisville—There shall be access from street to yard.

State Laws.

California—There shall be access either direct or through a court from street to yard.

Indiana—There must be access from the street or alley to the yard.

New Jersey—There shall be direct access from street to yard.

New York—First Class Cities—Access from street to yard is required for all tenements.

Pennsylvania—The exit from a fire escape must be to a street or an open space leading thereto.

NUMBER OF STAIRS.

Model Law—See "Fire Escapes."

Baltimore—Every tenement must have one stairway from roof to first floor. Tenement over six stories must have two such stairways.

Boston—Tenement must have at least one stairway from entrance to roof. One additional stairway for every 100 rooms or fraction of 100 rooms.

Calgary—The number of stairs shall be in accordance with any requirements of the department of buildings.

Chicago—Every tenement must have two flights of stairs. Non-fireproof tenement of over 80 rooms must have additional fire escape for each additional 80 rooms or fraction. In fireproof tenement of more than 120 rooms, an additional flight for each additional 120 rooms or fraction.

† Dwelling three stories or more in height shall have two stairways from first to top floor, or one stairway and a fire escape.

Columbus—Every tenement with two or more families above first story shall have at least two flights of stairs from ground to top floor, $3\frac{1}{2}$ feet wide.

Detroit—Buildings over two stories and basement in height shall have two separate stairs three feet wide with six-inch increase for each additional 1,000 square feet over 2,000 square feet ground floor area, and increase of nine inches for every story above three. When the combined width of the stairways exceeds nine feet, there shall be three stairways. In a tenement with over 100 rooms above the first story, there shall be an additional stairway for every added 100 rooms or fraction.

Duluth—Every tenement with two or more families above the first story shall have two flights of stairs from ground to top floor $3\frac{1}{2}$ feet wide.

Grand Rapids—There shall be one flight of stairs from entrance to roof at least four feet wide.

Louisville—All tenements with sleeping rooms above the second story for ten persons shall have two stairways from ground to top floor, minimum width $3\frac{1}{2}$ feet. Stairs shall increase in width six inches for each 50 persons over 100 until there are 350 persons, when there shall be at least three flights of stairs each six feet wide.

Minneapolis—Every tenement must have at least two flights of stairs three feet wide, from ground to top floor. Building Inspector may order more installed.

New Orleans—Every tenement shall have at least one stair-

Number of Stairs.

way from the entrance floor to the roof. Tenement with more than 50 rooms above the first floor shall have an additional stairway for every additional 50 rooms or fraction.

Pittsburgh—Tenement over two stories must have stairway accessible from each apartment. Stairs and hallways must be three feet in width for tenement with less than 15 rooms; from 15 to 25 rooms, not less than $3\frac{1}{2}$ feet in width; or 25 or more rooms, stairs shall be four feet in width.

St. Paul—Every tenement more than two stories in height shall have at least two separate and distinct stairways.

Seattle—A two-story tenement shall have one stairway; three stories one stairway and one fire escape. Tenement more than three stories in height must have sufficient means of egress to satisfy the Superintendent of Buildings. Each suite shall have two means of exit without passing any open stair well, elevator shaft or light shaft.

Toronto—The stairs in tenements with 15 to 25 rooms above first floor shall be four feet wide. Tenements with more than 25 rooms above the first floor shall have two stairways $3\frac{1}{2}$ feet wide situated at opposite ends of the building.

Washington, D. C.—No stairway shall be less than four feet in width. Common halls 150 feet in length furnishing egress for more than 10 apartments of three rooms each must have stairs at each end.

State Laws.

California—Tenement over two stories shall have stairway three feet wide to roof. There shall be additional stairs for non-fireproof tenement with less than 50 rooms from second to top floor. (Fire escapes may take the place of this second stairway provided it connects directly with a public hallway or is accessible to each apartment.) Non-fireproof tenement over 50 rooms shall have one stairway for every added 80 rooms or fraction except that tenement having not more than 100 rooms above entrance story may increase width of all stairs to $4\frac{1}{2}$ feet. Fireproof tenement with over 120 rooms above entrance floor must increase width of stairs to $4\frac{1}{2}$ feet or put in an additional hallway for each added 120 rooms or fraction.

Connecticut—See "Fire Escapes."

Massachusetts—City—Every tenement shall have one stairway $3\frac{1}{2}$ feet wide from entrance to top. Wooden tenements shall have two flights.

Town—Every tenement shall have two flights of stairs.

Number of Stairs.

New Jersey—Every tenement three or more stories shall have one flight of stairs from entrance to roof three feet wide. Every non-fireproof tenement with more than 26 apartments above the entrance floor shall have additional flight for every additional 26 apartments or fraction. If tenement has not more than 36 apartments above the entrance floor, instead of added stairway, stairs and halls may be widened one-half. Fireproof tenement with over 36 apartments or fraction shall have added stairway for every 36 apartments except if tenement has not more than 48 apartments above entrance story, stairs and halls may be widened one-half instead. If tenement has not over 84 apartments above the first floor, instead of three stairways, there may be but two if one of such halls and stairs is widened one-half.

Newark—Every three-story tenement must have two means of exit.

New York—First Class Cities—Every tenement shall have at least one stairway from entrance floor to roof. Non-fireproof tenement with over 26 apartments above entrance story shall have additional flight for every additional 26 apartments or fraction. If it has not more than 36 apartments, instead of additional stairway, stairs may be widened one-half. Fireproof tenement with more than 36 apartments above the entrance story must have additional flight of stairs for every added 36 apartments or fraction, but if tenement has not over 48 apartments above entrance story, stairs may be widened one-half;—if not more than 84 families in the building, instead of three stairways, there may be but two provided one of said stairways is widened one-half. All stairways in building must extend from entrance story to roof.

Second Class Cities—All tenements must have one stairway from ground to top floor, 3½ feet wide, and second means of egress which must be accessible to each apartment, group, or suite of rooms without having to pass through the first way of egress.

Pennsylvania—Number of stairs is determined by the number of rooms. They shall not be less than three feet wide in houses containing less than 15 rooms, 3½ feet in houses containing from 15 to 25 rooms; and four feet in houses containing 25 or more rooms. Location and construction determined by Chief of Bureau of Building Inspection.

CLOSETS UNDER STAIRS.

Model Law—Prohibited.

Baltimore—Closets prohibited under first story stairs in non-fireproof tenement.

Boston—Closets are prohibited under cellar and basement stairs.

Cincinnati—Prohibited.

Columbus—Closets under stairs to second story prohibited.

Detroit—Closets are prohibited under first story stairway unless building is fireproof.

Duluth—Closets under stairs to second story are prohibited.

Grand Rapids—Closets under first story stairs are prohibited.

Louisville—Prohibited.

New Orleans—Closets under stairs leading from cellar to first story are prohibited.

St. Paul—Prohibited.

State Laws.

California—Prohibited.

Indiana—Closet under first story stairs is prohibited unless its four walls and ceiling are fireproof.

Massachusetts—**City**—Closet under first story stairs prohibited.

New Jersey—Closets under stairs are prohibited in non-fireproof tenements.

New York—**First Class Cities**—Closets under stairs leading from entrance story to upper story prohibited in non-fireproof tenements.

Second Class Cities—Closets under first story stairs prohibited.

Pennsylvania—Closets under stairways forbidden in accordance with discretionary power given to Chief of Bureau of Building Inspection.

WINDING STAIRS.

Model Law—Prohibited.

Boston—When used, all treads at a point 18 inches from strings on well side shall be 10 inches wide.

Calgary—Winders must be seven inches wide.

Chicago—For winding stairs, treads must be $9\frac{1}{2}$ inches wide and 18 inches from strings on well side.

Columbus—Prohibited.

Detroit—Prohibited.

Duluth—Prohibited.

Grand Rapids—Prohibited.

Louisville—Winding stairs shall be four feet five inches wide.

Minneapolis—Prohibited.

New Orleans—Interior circular fire escapes shall extend from top floor to basement, open into court or yard, and must be $4\frac{1}{2}$ feet in diameter.

Seattle—Winders shall meet the approval of the Superintendent of Buildings. The width shall be measured 15 inches from the narrow end. The narrow end must be at least five inches wide; the wide end not to exceed 30 inches.

State Laws.

California—Treads must be 10 inches wide at a point 18 inches from the strings on the well side.

Indiana—Treads must be 10 inches wide at a distance of 18 inches from the inner stringer.

Massachusetts—Prohibited.

New Jersey—Winders must be 10 inches wide at a point 18 inches from strings on well side.

New York—**First Class Cities**—Prohibited except in fireproof tenement with an elevator.

Second Class Cities—Prohibited.

Pennsylvania—Prohibited.

CELLAR STAIRS.

Model Law—Prohibited in tenements over two stories in height or with more than two families on any floor.

Baltimore—This inside stairway to the basement shall be enclosed by brick walls and self-closing doors.

Chicago—Stairways must be enclosed in fireproof partitions with self-closing doors.

Cincinnati—Cellar stairs may be inside the building if enclosed with fireproof partitions, ceilings, and self-closing doors.

Columbus—In non-fireproof tenement houses over two stories in height, inside cellar stairs shall be enclosed with fireproof walls and have self-closing doors at top and bottom.

Detroit—Basement shall have one stairway 3½ feet wide leading directly (to street if used for living and sleeping) to street, alley, or to floor above. Inside stairs must be enclosed by brick walls.

Duluth—In non-fireproof tenement houses over two stories in height, inside cellar stairs shall be enclosed with fireproof walls and have self-closing doors at top and bottom.

Grand Rapids—In tenements over two stories in height or those occupied by more than two families on any floor, all inside cellar stairs must be fireproof, between fireproof partitions, and enclosed at bottom by fire doors.

Louisville—When practicable, cellar stairs shall be in rear. They shall be enclosed with fireproof walls and self-closing fireproof doors at top and bottom.

Minneapolis—Basement used for sales room or manufacturing purposes must have stairway three feet wide leading directly to outside of building. Must have additional stairway if over 5,000 square feet floor area.

St. Paul—In all cases of tenement houses, cellar stairs shall be enclosed with brick or stone walls, with self-closing fireproof doors at top and bottom.

Washington, D. C.—Cellar stairs must terminate in a fireproof compartment.

State Laws.

Indiana—For non-fireproof tenement over two stories high, the inside cellar stairs shall be enclosed and have doors at top or bottom.

Massachusetts—City—Ceiling and side walls of cellar stairway must be plastered on metal lath and there must be self-closing fire door at the top.

New Jersey—In non-fireproof tenement over four stories, cel-

Cellar Stairs.

lar stairs shall be outside of building. In fireproof tenement, cellar stairs may be inside provided those portions of cellar used for heating and storage are entirely cut off by fireproof walls. Non-fireproof tenements under four stories in height with not more than two families on a floor may have inside cellar stairs if such stairs are entirely enclosed with brick walls in cellar and enclosing partitions lathed with metal lath or approved plaster board on the first floor and are provided with self-closing fireproof doors at top and bottom, bottom door to be at least three feet from foot of stairs.

New York—First Class Cities—Inside cellar stairs are prohibited in non-fireproof tenements over four stories in height and occupied by more than two families on a floor. When cellar stairs are placed within buildings not more than four stories in height, said stairs must be enclosed with fireproof walls and provided with self-closing fireproof doors at both top and bottom.

Second Class Cities—Inside cellar stairs are prohibited in tenement more than two stories high or with more than two families on a floor.

CELLAR ENTRANCE.

Model Law—There shall be an outside cellar entrance.

Baltimore—Outside stairways shall be fireproof.

Columbus—Tenement shall have outside cellar entrance.

Detroit—Outside stairways, except in frame buildings, shall be fireproof.

Duluth—Tenement over three stories high shall have outside cellar entrance.

Grand Rapids—Tenement must have outside cellar entrance.

Minneapolis—See "Cellar Stairs."

St. Paul—Stairway, railings, etc., of cellar entrance must be of fireproof materials.

State Laws.

California—Tenement must have outside cellar entrance.

Indiana—There must be an outside entrance to the cellar.

Massachusetts—Cellar must have entrance from outside.

New Jersey—There must be direct entrance to cellar from outside the building.

New York—First Class Cities—Every tenement shall have an outside cellar entrance.

Second Class Cities—Every tenement shall have an outside cellar entrance.

FIREPROOF STAIRS.

Model Law—In tenements over two stories in height or with more than two families on a floor, the stairs must be fireproof except that the treads and hand rails may be of hardwood.

Baltimore—Outside stairways shall always be fireproof. Inside stairways of non-fireproof tenement over two stories high shall be fireproof.

Calgary—Apartments over two stories in height shall have stairways of fireproof construction.

Chicago—Stairs in tenement over three stories and basement in height must be fireproof.

Columbus—In non-fireproof tenement three stories in height, stairs and halls must be of fireproof material throughout.

Detroit—Tenement with ground floor of 1,500 square feet, or over three stories and basement in height, must have one stairway enclosed in fireproof shaft. In tenements over five stories, one stairway must be fireproof.

Duluth—In non-fireproof tenements three stories high, stairs and halls shall be of fireproof material throughout.

Milwaukee—Tenements occupied by more than two families on a floor, or four stories and cellar in height, shall have fireproof stairs.

Providence—Stairs shall be fireproof throughout or as approved by Inspector.

St. Paul—Tenement shall have outside fireproof entrance.

Toronto—Every non-fireproof tenement over three stories and basement in height shall have fireproof stairs.

Washington, D. C.—Buildings three stories in height with more than one apartment on any floor must have fireproof stairs.

State Laws.

Massachusetts—Tenement more than two and one-half stories in height must have fireproof stairs.

New York—First Class Cities—A non-fireproof tenement occupied by more than two families on any floor or which exceeds four stories in height shall have stairs and halls of fireproof material throughout. In four story tenements with more than two families on each floor, stair halls may be enclosed with four-inch fireproof blocks set in angle irons. In building not over three stories in height, halls may be enclosed with stud partitions covered on both sides with metal lath and plaster. In these two latter cases, the floors may be constructed of wooden beams provided same are deafened with five inches of cement deafening.

Second Class Cities—Risers, strings, balusters, and treads must be fireproof, and rails of hardwood.

HALL AND STAIR PARTITIONS.

Model Law—Tenements over two stories in height or with more than two families on a floor must have stair halls enclosed on all sides with walls of brick or approved fireproof material not less than eight inches thick. Doors opening from such stair hall shall be fireproof and self-closing. There shall be no transom or similar opening from such stair hall to other parts of the house. Entrance halls must comply with the above provisions and be 4½ feet wide.

Baltimore—In non-fireproof tenements over three stories high, stairs must be fireproof and entirely enclosed in brick walls.

Boston—In non-fireproof tenement, hall and stair partitions must be of iron beams and fireproof filling or filled between floor beams with at least five inches of cement deafening. In second and third class tenement houses, stair halls may be enclosed with wooden stud partitions if covered on both sides with metal lath and plaster, and spaces between studs filled in with incombustible material to height of floor beams.

Calgary—Apartments which do not reach two stories and basement in height and do not have more than two families on a floor may have stud partitions if covered on both sides with metal lath filled between with brick to the height of the floor beams. Every apartment house not over three stories and basement and not occupied by more than two families on any floor shall have stair halls enclosed on all sides with brick walls or with partitions of angle iron and fireproof blocks not less than four inches thick.

Chicago—Tenements over three stories and basement in height must have fireproof hall and stair partitions. In all non-fireproof tenements walls must be of solid masonry.

Columbus—See "Fireproof Stairs."

Detroit—Tenements over two stories and basement in height with two or more apartments on the same level shall have apartments divided by a brick or concrete wall.

Duluth—See "Fireproof Stairs."

Louisville—Stairway halls leading to the street shall be fireproof. Non-fireproof tenements over three stories and a basement in height with more than two families on any floor shall have the staircase halls inclosed with fireproof walls.

Milwaukee—In tenement three stories and cellar in height, partitions shall be either fireproof or filled with incombustible material.

Hall and Stair Partitions.

Minneapolis—Non-fireproof tenement shall have partitions covered with metal lath and plaster separating suites into groups of not more than three. Frame tenements outside of fire limits shall have fireproof wall separating each suite. All wood partitions adjoining stairways and public halls shall be lathed with metal lath.

New Orleans—Hall and stair partitions shall be of incombustible material.

Pittsburgh—One stairway shall be enclosed with brick walls and fireproof partitions.

St. Paul—Hall and stair partitions shall be of incombustible material.

Seattle—In non-fireproof tenements, hall and stair partitions must be fireproof.

Toledo—Partitions shall be of incombustible material or of stud partitions filled with incombustible material and plastered on metal lath.

Toronto—In every non-fireproof tenement two stories and basement in height, entrance and stair halls shall be enclosed on sides with walls of solid masonry.

Washington, D. C.—Hall and stair partitions must be fireproof as specified in "Fireproof Stairs."

State Laws.

Massachusetts—Hall and stair partitions must be fireproof in tenement over two and one-half stories in height.

New Jersey—Non-fireproof tenements may have stud partitions if lathed on both sides with metal lath and plastered with two coats of plaster.

Newark—In tenements four stories or more in height, the staircase hall and the connecting hall to the street shall be enclosed with brick walls.

New York—First Class Cities—In non-fireproof tenements, partitions shall be of incombustible material.

Second Class Cities—In tenement more than two stories in height or with more than two families on a floor, hall and stair partitions must be fireproof.

Wisconsin—In tenements with more than two families on any floor, or which are four stories and cellar in height, the stair halls shall be fireproof. In tenements three stories and cellar in height which do not have more than two families on any floor, the stair halls shall be fireproof. Enclosing partitions shall be either fireproof or filled with incombustible materials.

SHAFTS.

Model Law—Dumb waiters and elevators must be enclosed in fireproof shafts with fireproof doors at all openings at each story, including the cellar. In case of dumb waiters, such doors shall be self-closing. Every elevator shall be completely separated from the stairs by fireproof walls.

Baltimore—Construction of shafts is subject to approval of Inspector of Buildings.

Boston—Elevator or dumb waiter shafts (except in fireproof stair wells) must be fireproof with self-closing doors.

Chicago—Shafts must be fireproof. There must be wall of solid masonry from ground to roof between apartments.

Cincinnati—*Walls of all shafts in non-fireproof buildings shall be covered with fireproof material. There shall be self-closing doors at bottom.

Columbus—Shafts from bakeries must be at least eight inches thick and of brick.

Detroit—See "Fireproof Stairs."

Duluth—Shafts from bakeries must be of brick at least eight inches thick.

Louisville—Dumb waiters shall be fireproof. All openings in shafts shall be fireproof.

Milwaukee—Shafts shall be fireproof. Elevators shall be enclosed in separate shafts.

Minneapolis—If shaft is non-fireproof, walls shall be covered with metal lath and plaster.

New Orleans—Shaft shall be fireproof throughout with standard fire doors at all openings at each story.

Providence—All shafts in non-fireproof buildings shall be enclosed in brick or other fireproof material approved by the Building Inspector.

St. Paul—See "Halls and Stair Partitions."

Toronto—Walls of shafts shall be of brick or other fireproof construction throughout.

Washington, D. C.—Elevator and light shafts shall be fireproof as specified in "Fireproof Stairs."

State Laws.

California—Vent shafts must be fireproof or covered with fireproof material.

Connecticut—Vent shafts must be of fireproof material.

Massachusetts—Shafts must be fireproof with self-closing doors at all openings.

Shafts.

New Jersey—Shafts must be fireproof throughout with self-closing doors at all openings at each story except windows in vent shafts.

New York—First Class Cities—Shafts shall be fireproof throughout with self-closing doors.

New York—Second Class Cities—Dumb waiter shafts shall be fireproof with self-closing doors. Elevator shafts shall be fireproof with doors at all openings.

Wisconsin—Shafts shall be fireproof throughout. Elevator must be enclosed in a separate fireproof shaft.

BAKERIES AND DANGEROUS BUSINESSES.

***Model Law**—No horse, cow, calf, swine, sheep, goat, chickens, geese or ducks shall be kept in any dwelling or part thereof. Nor shall any such animals be kept on the same lot or premises with a dwelling except under such conditions as may be prescribed by the Health Officer. No such animal, except a horse, shall under any circumstances be kept on the same lot or premises with a multiple dwelling. No dwelling or the lot or premises thereof shall be used for the storage or handling of rags or junk.

***No dwelling or any part thereof nor of the lot upon which it is situated shall be used as a place of storage, keeping or handling of any article dangerous or detrimental to life or health; nor any combustible article, except under such conditions as may be prescribed by the Fire Commissioner, under authority of a written permit issued by him. No multiple dwelling or any part thereof, nor of the lot upon which it is situated shall be used as a place of storage, keeping or handling of feed, hay, straw, excelsior, cotton, paper stock, feathers or rags. Transoms, windows or doors from places where paint, oil, drugs or spirituous liquors are kept into a public hall prohibited.**

Boston—Bakeries are prohibited in non-fireproof tenements unless ceilings and walls are fireproof with no openings to other parts of the building. Transoms and windows opening from places where paint, oil, spirituous liquors or drugs are kept into halls or stairways used by tenants prohibited unless glazed with wire glass, or having self-closing fire doors between the halls and any such places.

Calgary—No person shall conduct any place for boiling soap, running candles, melting tallow or any dangerous business without a permit from the Superintendent of Buildings.

Cincinnati—Building shall not be used as a place of storage for any hazardous material such as fireworks, gasoline, etc., nor for the storage of feed, hay, paper, rags, etc. No bakery or place where fat is boiled shall be maintained unless the walls and ceiling are fireproof and there are no openings to other parts of the building. Cannot be used for the storage of paint, oil, spirituous liquors unless all openings are equipped with fireproof self-closing doors.

Columbus—Bakeries are prohibited except in fireproof tenement. Openings prohibited from places where paint, oil, spirituous liquors or drugs are kept, into hall or stairway used by tenants.

Duluth—Bakeries are prohibited except in fireproof tenement.

Bakeries and Dangerous Businesses.

Openings from places where paint, oil, spirituous liquors or drugs are kept into hall or stairway used by tenants are prohibited.

Grand Rapids—No cow, calf, swine, sheep, goat, chickens, geese, or ducks shall be kept in any tenement. Openings from places where paint, oil, drugs, or spirituous liquors are stored prohibited.

Louisville—Bakeries are prohibited except in fireproof tenements. Openings from places where paint, oil, spirituous liquors or drugs are kept into hall or stairway used by tenants prohibited.

New Orleans—Bakeries prohibited except in fireproof tenements unless ceiling and walls are made fireproof.

Pittsburgh—No horse, cow, pig, sheep, goat or poultry can be kept. Cannot be used for storage of dangerous or combustible articles.

St. Paul—No bakery in non-fireproof tenement unless ceiling and sides are fireproof. Openings from places where paint, oil, spirituous liquors are stored shall be protected by fireproof doors or closed up solidly.

Toronto—Permit must be secured from Committee on Property before **Baker's** ovens may be installed.

Washington, D. C.—*Tenement or dwelling cannot be used to store combustible or dangerous articles.

State Laws.

California—There shall be no bakery in a tenement unless ceilings and side walls are fireproof with no openings from the place into the tenement. Storage of combustible articles prohibited. Fine of \$1,000.00 if used for prostitution with knowledge of owner or his agent.

Connecticut—The keeping of a horse, cow, calf, swine, poultry, sheep or goats nearer than 20 feet to a tenement is prohibited. Openings from places where paint, oil, spirituous liquors or drugs are kept into hall or stairway used by tenants prohibited.

Indiana—Bakeries and fat boiling prohibited. Openings from places where paint, oil, or spirituous liquors are kept into a hall of tenement are prohibited.

Massachusetts—Bakeries are prohibited. Tenement cannot be used for storage of dangerous substances. Openings from

Bakeries and Dangerous Businesses.

places where paint, oil, spirituous liquors or drugs are kept into hall prohibited.

New Jersey—Bakery prohibited unless entirely enclosed with fireproof materials and there are no openings into rest of building. Openings into tenements from places where paint, oil and spirituous liquors are stored prohibited.

New York—First Class Cities—Bakeries forbidden in any tenement house unless said bakery is shut off from all other parts of building and is constructed entirely fireproof.

Second Class Cities—Tenement cannot have feed, hay, straw, excelsior, cotton, paper stock, feathers or rags handled therein. Openings from places where paint, oil, spirituous liquors or drugs are kept into hall or stairway used by tenants prohibited.

Pennsylvania—Shops or stores having paint, oil, or easily inflammable material prohibited. Bakery prohibited except where the ceiling, side walls and the exposed iron or wood is fireproofed and no opening to other parts of the building except by fireproof shaft. The keeping of animals or fowls on tenement house premises prohibited without special permit.

III.

Light and Ventilation.

GENERAL PROVISIONS.

Model Law—*Every room shall have at least one window opening directly on a street, court or yard. Such window shall be so located as to properly light all portions of the room. The top of at least one window shall be not less than $7\frac{1}{2}$ feet above the floor.

Baltimore—All habitable rooms shall be lighted and ventilated by windows opening directly to outer air. One window in each room 12 square feet area, with top at least $7\frac{1}{2}$ feet above floor. Top half made to open.

Boston—Every room must have window area equal to one-eighth of floor area opening on street, alley, court, yard, etc. Top of at least one window not less than eight feet above floor and opening full width at top.

Calgary—Every room must have at least one window opening directly upon a street, yard, court, or open space, except kitchenettes not more than 65 square feet in area may have vent of not less than 100 square inches in area.

†No building shall be erected in residential district unless foundation and wall is 20 feet from the street line except by written consent of all property owners in the block.

Chicago—*Every room must have window to street, yard, or court, or to room having such window and transom opening into hall.

Columbus—*Every room shall have a window opening directly upon a street, yard or court. The top of one window shall be seven feet above the floor and made to open full width.

Detroit—All rooms except bathrooms, toilets and pantries shall be lighted and ventilated by windows opening directly on to a street, alley, yard, open court or park.

Duluth—*Every room must have at least one window with 10 square feet of glass opening directly on a street, yard, or court and made so as to open full width.

Grand Rapids—Every room shall have a window opening directly on a street, yard, or court. All windows shall be made to open full width. Top of one window at least $7\frac{1}{2}$ feet above the floor.

Light and Ventilation.

Louisville—Every room must have a window opening directly on a street, court or yard.

Milwaukee—Every room shall have one window to street, yard or court with top at least seven feet above floor and made to open full width.

Minneapolis—Habitable rooms must have windows equal to one-tenth of floor area opening into alley, yard, street or court.

Pittsburgh—Every room must have window opening on street, yard or court, one-half of sash to open full width. Top of window shall be within six inches of the ceiling. Distance from such window to the wall or party line shall be eight feet.

Providence—Every room must have at least one window opening to the external air, with top not less than $7\frac{1}{2}$ feet above floor and upper half made to open full width. The Board of Health may make other requirements for safety, privacy or ventilation.

St. Paul—All rooms except waterclosets and bathrooms shall have at least one window open directly upon street, yard or court.

Seattle—Each apartment built for one family shall have not less than two rooms exclusive of bath and watercloset. The top of one window in every room shall not be less than seven feet above floor. All required windows shall be made to open one-half.

Toledo—See Habitable Rooms.

Toronto—Every room shall have windows one-tenth of floor area opening to external air. Top of at least one window shall be seven feet from floor, and upper sash must be movable.

Washington, D. C.—Dwelling houses on any alley less than 30 feet wide which is not supplied with sewerage, water mains, and light are prohibited except that no dwelling house shall be located less than 20 feet back of the center line of such alley so as to give a 30-foot roadway with 5 feet on each side for a walk. A dwelling shall not be built on an alley which does not run straight to and open at right angles upon a public street with at least one exit 15 feet in the clear.

State Laws.

California—Every room must have window to street, yard or court so situated as to properly light the room.

Connecticut—Every room must have a window to street, yard or court.

Indiana—Every room shall have at least one window opening directly on a street, yard or court. The top of one window

Light and Ventilation.

shall be seven feet above the floor and the upper half made to open full width.

Massachusetts—Every room shall have at least one window opening directly on street, yard or court.

New Jersey—Every room must have window to outer air, top at least $7\frac{1}{2}$ feet from floor and upper half made to open full width, with minimum area of 12 square feet.

New York—First Class Cities—Every room, including water-closet and bathroom, must have window opening upon the street, yard or lawful court.

Second Class Cities—*Every room shall have at least one window opening directly on a street, yard or court.

Pennsylvania—*Every room shall have one window at least 12 square feet in area opening on street, yard, or open area. The upper half of windows shall open fully.

Wisconsin—Every room shall have at least one window opening directly upon a street, yard, or court, with top not less than seven feet above the floor and upper half made to open full width.

HEIGHT OF TENEMENTS.

Model Law—*No dwelling shall exceed the width of the widest street upon which it abuts nor in any case 100 feet.

Baltimore—Height shall not exceed one and one-half times width of street.

Boston—Shall not exceed two and one-half times width of street or 125 feet in any case.

Calgary—No building can be over 130 feet in height.

Chicago—Height shall not exceed one and one-half times width of street.

Columbus—*Building shall not exceed width of street unless set back from street distance equal to excess.

Duluth—*Building shall not exceed width of street unless set back from street distance equal to excess.

Grand Rapids—*Building shall not exceed in height, width of widest street on which it stands nor be over 100 feet high.

Seattle—No fireproof tenement shall exceed in height the width of the widest adjoining street plus 25 feet, and in no case 125 feet.

Washington, D. C.—On a business street, the height of a building shall not be more than the width of the street on which it fronts increased by 20 feet. Never over 130 feet except on the north side of Pennsylvania avenue, where the limit is 160 feet.

*On a residential street, the height shall not be more than the width of the street on which it fronts decreased by 10 feet, except on a street from 60 to 65 feet wide where a height of 60 feet may be allowed, and except on a street 60 feet or less in width where a height equal to the width of the street may be allowed. Never over 85 feet.

State Laws.

California—Height shall not exceed by more than one-half the width of widest street on which it faces.

Indiana—Height must not exceed one and one-half times width of widest street on which it abuts.

Massachusetts—City—Tenement can have one story for each full 10 feet of the width of the street.

Town—Tenement shall not exceed four stories or width of widest street on which it stands unless set back from street distance equal to excess.

Height of Tenements.

New Jersey—Not more than one and one-half times width of widest street on which it stands.

New York—First Class Cities—Height must not exceed by more than one-half, the width of the widest street upon which it stands.

Second Class Cities—*Height shall not exceed width of widest street on which it stands or be more than 100 feet.

**MAXIMUM WIDTH OF LOT WHICH MAY BE
TREATED AS CORNER LOT.**

Model Law	70 feet.
Baltimore	50 feet.
Boston	50 feet.
Chicago	50 feet.
Cincinnati	50 feet.
Columbus	50 feet.
Duluth	50 feet.
Grand Rapids	70 feet.
Minneapolis	50 feet.
St. Paul	50 feet.
Washington, D. C.	50 feet.

State Laws.

California	50 feet.
Indiana	70 feet.
Massachusetts	50 feet.
New Jersey	50 feet.
New York	First Class Cities—50 feet.
New York	Second Class Cities—70 feet.

PERCENTAGE OF LOT TO BE OCCUPIED.

Model Law	Corner lot, street on three sides.....	90%
	Corner lot	85%
	Interior lot, depth up to 60 feet.....	70%
	60 to 105 feet.....	65%
	105 to 155 feet.....	55%
	155 to 205 feet.....	50%
	Over 205 feet.....	40%
Baltimore	Corner lot	90%
	Interior lot	70%
Chicago	Corner lot, above first story.....	85%
	Corner lot, street on three sides.....	90%
	Interior lot	75%
Cincinnati	Corner lot, 20 feet in width.....	100%
	Corner lot, over 20 feet in width, 1% decrease in lot occupancy for each foot until total width is 50 feet.	
	Interior lot, less than 2,000 sq. ft....	80%
	Interior lot, less than 3,000 sq. ft....	75%
	Interior lot, 3,000 sq. ft. or over.....	70%
	Half the width of an adjoining alley may be counted as a part of lot.	
Columbus	*Corner lot, street on three sides.....	80%
	Corner lot	75%
	Interior lot	60%
Detroit	Corner lot	80%
	Interior lot	70%
Duluth	*Corner lot, street on three sides.....	80%
	Corner lot	75%
	Interior lot	60%
Grand Rapids	*Corner lot, streets on three sides.....	90%
	Corner lot	85%
	Interior lot, not over 60 ft. in depth..	60%
	Interior lot, from 60 to 105 ft. in depth	50%
	Interior lot, over 105 ft. in depth....	40%
Louisville	Corner lot	80%
	Interior lot	70%
Milwaukee	Corner lot	90%
	Interior lot	75%
Minneapolis	Corner lot, above first story.....	85%
	Fireproof tenement with every window opening on street.....	90%
	Interior lot	75%
	Triangular excepted.	

Percentage of Lot to be Occupied.

Pittsburgh	Corner lot, streets 20 ft. wide.....	90%
	Corner lot, streets not less than 20 ft. wide on three sides.....	100%
	Interior lot	80%
Providence	Corner lot	95%
	Interior lot	80%
St. Paul	Corner lot	90%
	Interior lot	70%
Seattle	Fireproof buildings used for tenements or apartments above the first story and for other purposes below may have cellar and basement covering the entire lot and first story covering the entire width of lot if the lower stories are supplied with light, air and ventilation. No second or third floor of any building shall cover a greater percentage than as follows:	
	Corner lot on two streets.....	83%
	Corner lot on two streets and alley..	85%
	Corner lot on three streets.....	87%
	Lot surrounded by thoroughfares..	100%
	Interior lot on one street.....	73%
	Interior lot on one street and an alley	75%
	Interior lot on two streets.....	77%
	Buildings on business streets may cover the entire area of the lot for such stories as are used for business purposes only.	
Toronto		
Washington, D. C.	Corner lot not less than 75 feet deep and not over 50 feet wide.....	100%
	Triangular or irregular shaped lot ex- tending from street to street.....	100%
	Corner lot	90%
	Interior lot	75%

State Laws.

California	Corner lot	90%
	Interior lot	75%
Connecticut	Corner lot	90%
	Interior lot less than 60 ft. in depth..	75%
	Interior lot more than 60 ft. in depth..	70%
Indiana	Corner lot, street on three sides.....	90%
	Corner lot	85%
	Interior lot	65%

Percentage of Lot to be Occupied.

Massachusetts	City Law: Tenement must be five feet from lot line unless provided with a fire wall.	
	Town Law:	
	Corner lot	65%
	Interior lot	50%
New Jersey	Corner lot	90%
	Interior lot	70%
New York	First Class Cities:	
	Corner lot	90%
	Interior lot not less than 70 nor more than 105 ft. in depth.....	70%
	Interior lot more than 105 ft. in depth	65%
	Second Class Cities:*	
	Corner lot, streets on three sides..	90%
	Corner lot	85%
	Interior lot over 60 ft. in depth...	60%
Pennsylvania	Interior lot not over 60 ft. in depth.	70%
	Corner lot on streets 20 ft. wide.....	90%
	Corner lot with streets 20 ft. on three sides	100%
Wisconsin	Interior lot	80%
	Corner lot	90%
	Interior lot	75%

YARDS.

Model Housing Law—*Interior Lots—25% of the depth of the lot but never less than 15 feet. Increased 5% of the above depth for each story above three and decreased 5% for each story below three.

***Corner Lots**—15% of the depth of the lot but never less than 15 feet. Increased 5% of the above depth for each story above three and decreased 5% for each story below three.

Baltimore—Interior Lots—Required at rear of every tenement and must extend across entire lot, free from ground to sky. Minimum width 12 feet. Increased one foot for each additional 12 feet above 60 feet in height of tenement.

Corner Lot—Lots 100 feet in depth, minimum 10 feet. Lots less than 100 feet in depth, 10% of depth of lot but never less than five feet.

Boston—Interior Lots—Every tenement (with exceptions hereinafter specified) must have yard across entire width of lot clear from ground to sky. Tenement 50 feet or less, 12 feet. Increased one foot for additional 10 feet or fraction.

Corner Lots—Corner lot six feet. If lot is over 25 feet wide, yard must be 12 feet for the excess over 25 feet and increase as above.

Street to Street Lots—If lot is 150 feet in depth or over, yard must be left midway between streets across entire lot and 24 feet deep. Increased two feet for every added 10 feet or fraction in height over 50 feet.

Calgary—At the rear of every lot, there shall be a yard open and unobstructed 10 feet wide. Shall be increased 1% of lot area for every story above three.

Chicago—Interior Lots—Every tenement unless abutting on public alley must have yard at rear, minimum 10% of lot. Increased 1% in area for each story over three. Minimum 10 feet.

Corner Lots—Minimum 8% of area of lot. Increased 1% for each story over three. Minimum 10 feet.

Cincinnati—Interior Lots—Yard must be 10 feet wide. If lot abuts on an alley, half the alley may be counted as a yard, but such yard must be 11 feet deep.

Corner Lots—Side yards four feet wide. If any wall adjoining a side yard exceeds 24 feet in height, the yard must be five feet wide. Six inches added for every additional 12 feet in height. In yards over 50 feet deep, the width shall be increased one foot for every 10 feet or fraction beyond 50 feet.

Yards.

Columbus—Interior Lots—Yard must be 18 feet in depth.

Corner Lots—Yard must be 15 feet in depth.

†Yard for private dwelling must be 10 feet in depth.

Detroit—Interior Lots—Tenement must front on a street 40 feet wide or an alley 30 feet wide or else be set back distance so as to make the open area in front of tenement equal to these distances. Tenement must have rear yard 15 feet, with one foot added for each additional 10 feet in height of building over 25 feet.

Corner Lots—Same as above.

Street to Street Lots—Need not have yard unless rear street or alley is less than 20 feet wide, in which case yard must be of sufficient width to make open space equal to that amount.

Duluth—*Interior Lots—Yards must be 10 feet in depth. Equal to at least 10% of the area of the lot.

***Corner Lots**—Same as Interior Lots.

Grand Rapids—Interior Lots—Yard must be 20% of depth and area of lot. Increased 3% of depth of lot for each story above two.

Corner Lots—Yard must be 10% of depth and area of lot. In case lot is bounded by streets on three sides, yard need extend only to median line of the lot. Increased 3% of depth of lot for each story above two.

Louisville—A yard behind a tenement must be 15 feet in depth for three-story building, one foot added for each additional story, and one foot less for each story below three.

Milwaukee—Interior Lots—Depth of yard must be one-fourth the height of building, but never less than 10 feet.

Corner Lots—10 feet unless lot is less than 100 feet in depth, when it shall be 10% of lot, but never less than five feet.

Street to Street Lots—Need no yard.

Minneapolis—Interior Lots—Yard must be 10% of area of lot with 1% added for every story above three.

Corner Lots—8% of area with 1% added for every story above three.

New Orleans—Interior Lots—Every tenement 50 feet or less in height shall have a yard not less than 12 feet in every part, to be increased one foot for every additional 10 feet in height.

Corner Lots—Not less than six feet in every part for building 50 feet in height. That portion of lot in excess to 30 feet shall have a yard 12 feet deep to be increased in depth as provided for interior lots.

Street to Street Lots—For lot 150 feet or more in depth, space of 24 feet shall be left midway between two streets; to be increased two feet for every 10 feet additional in height of building over 50 feet.

Pittsburgh—Interior Lots—Yard must be 20% of area and eight feet in width.

Corner Lots—10% of area and eight feet in width.

St. Paul—Interior Lots—Yard must be 10 feet deep for four stories on inside lot and extend across entire lot. Increased six inches for every added story, decreased one foot for every story less than four.

Corner Lots—Must be five feet for full width of lot.

Street to Street Lots—If lot is not less than 70 feet nor more than 120 feet, there shall be space of 12 feet midway between the two streets across the entire lot.

Seattle—Interior Lots—Yard shall not be less than one-eighth of depth of lot, minimum five feet. Shall be increased 1% of area of lot for each story above three.

Corner Lots—Yard shall not be less than one-sixteenth of depth of lot. Need not be increased with the height of building.

Street to Street Lots—If lot is 150 feet or more in depth, yard shall be midway between streets. It shall be one-eighth of depth of lot, increased 1% for every story above the third.

Toronto—Every tenement shall have a yard 500 square feet in area for each suite of apartments on the floor having the greatest number of suites.

Washington, D. C.—Interior Lots—Yard must be 10 feet in depth for building 25 feet high, or five feet where 5-foot side yard exists. Three inches increase for each additional foot in height of building. On lot over 100 feet deep without side yard, 6-inch increase for each foot, except that one-half of street or alley adjacent to yard may be included in same with minimum of five feet unobstructed.

Corner Lots—Corner lots less than 75 feet deep and not over 50 feet wide need no yard.

State Laws.

California—Interior Lots—For tenement 36 feet high, yard must be 10 feet in depth; 48 feet high, yard must be 11 feet; 60 feet high, yard must be 12 feet; two feet increase for every added 12 feet.

Corner Lots—Yard must be 10 feet except lots less than 100 feet in depth, when they may be 10% of lot, but never less than five feet.

Yards.

Street to Street Lots—One-half width of street or alley may be included in depth of yard required for lots 150 feet or less, but said one-half must not exceed in width the depth of the yard required for such lot. One-half of rear street or alley may be included in percentage of lot left uncovered, but portions of such street must not more than equal the depth of the yard. A lot surrounded on four sides by streets 20 feet wide needs no yard if building does not occupy more than 75% of lot and contains an outer court at least 80 feet deep with a width twice as great as the depth prescribed for yards on interior lots, except that such outer court need not be of such a depth as to leave less than 50 feet between the rear line of the court and the lot behind such court.

Connecticut—Interior Lots—Yard must be 11 feet in depth for two-story tenement. Increased one foot for every additional story above two in height of building.

Corner Lots—Yard must be 10 feet in depth. Lots less than 100 feet in depth, yard may be 10% of depth of lot, but never less than seven feet.

Indiana—Interior Lots—Yard shall be 25 feet in depth, except lots less than 100 feet in depth, 25% of depth of lot but never less than 10 feet.

Corner Lots—15 feet in depth. Corner lots bordering on three streets need have yard only half way across lot. Corner lots with average depth of less than 100 feet need no yard if the ground floor structure extends from street to street.

Street to Street Lots—Lots which exceed 100 feet in average depth shall have the yard at the rear abutting on the street or directly across the center of the lot. Lots 100 feet or less in width need no yard.

Massachusetts—City Interior Lots—Yard must be 15 feet in depth for tenement three stories or less. Five feet increase for each added story.

Town—Yard must be 25 feet in depth for tenement three stories or less. Five feet increase for each added story.

City—Corner Lots—10 feet in depth for tenement three stories or less. Two feet increase for each added story.

Town—15 feet in depth for tenement three stories or less. Five feet increase for each added story.

Street to Street Lots—City—Tenement bounded on every side by street needs no yard.

New Jersey—Interior Lots—Minimum depth of yard, 14 feet. For tenement 50 feet high, 16 feet. Increased 1 foot for each additional 12 feet or fraction over 50 feet in height of tenement.

Corner Lots—10 feet, provided if lot is less than 100 feet in depth, yard may be 10% of depth but never less than 5 feet. If lot is over 50 feet wide, excess over 50 feet must conform to yards for interior lots.

Street to Street Lots—For lots 70 to 100 feet yard midway between streets and 16 feet across entire width of lot. For lots over 100 feet deep, yard shall conform to requirements for inner courts.

New York—First Class Cities—Interior Lots—Yard must be 12 feet deep in every part when tenement is 60 feet in height. Decreased 1 foot for every 12 feet less than 60, increased 1 foot for every 12 feet or fraction more than 60. Yards behind tenement house on an interior lot can never be less than 10 feet.

Corner Lots—10 feet in depth unless lot is less than 100 feet in depth, when yard must be 10% of lot but never less than 5 feet nor less than the width of an outer court on the lot line for a building of similar type. Portion of lot in excess of 50 feet in width is treated as an interior lot in so far as yard depth is concerned.

Street to Street Lots—For tenement 60 feet high if lot is not less than 70 feet nor more than 105 feet in depth there shall be yard space of 12 feet midway between the two streets across full width of lot. If lot is more than 105 feet in depth, a yard space of 24 feet is required midway, etc. These yard spaces are increased or decreased 1 foot in depth for each 12 feet or fraction increase or decrease in height of tenement.

Second Class Cities—*Interior Lots—For lots over 60 feet in depth, yard must be 30 feet in depth. For lots under 60 feet in depth, 15 feet. Five feet increase for every story above three and five feet decrease for every story less than three.

***Corner Lots**—Yard must be 15 feet in depth. For corner lots with streets on three sides, yard need be only half way across lot. Five feet increase for every story above three and five feet decrease for every story below three in height of building.

Wisconsin—Interior Lots—Depth of yard shall be equal to one-fourth of height of building above ground level but never less than 10 feet.

Corner Lots—Not less than 10 feet deep except it may be 10% of depth of lots less than 100 feet in depth, but never less than 5 feet.

Street to Street Lots—See Interior Lots.

OUTER LOT LINE COURTS.

Baltimore—The least width of every narrow open court in a tenement which opens to the outside air at the end only shall not be less than 75% of the minimum width of inner courts. Such courts shall not be longer than six times their mean width.

Boston—For tenement 50 feet or less in height, court must be 6 feet. Increased 1 foot for each additional 10 feet or fraction in height over 50 feet; except when court runs from street to street, never less than one-eighth of the length of the court. Every court must be open to the sky unobstructed.

Chicago—Minimum, one-half the requirements for inner courts.

Columbus—Court must be 10 feet wide for two story tenement. Two feet more for each additional story. May have one-half on abutting premises providing owners agree to keep it free.

†Courts for dwelling houses one-half as provided for tenement houses.

Duluth—Two story tenement must have court 10 feet wide; 2 feet more for each additional story. May have one-half on abutting premises provided owners agree to keep it free.

†Court for dwelling houses one-half as provided for tenement houses.

Grand Rapids—*See "Outer Courts."

Louisville—Same as "Inner Lot Line Courts" except that width may be less than 10 feet if depth is not more than twice the width. If owner agrees to keep adjoining property free, it may be counted as yard. Shall be four feet in width for tenements four stories and basement in height, increased six inches for every additional story and decreased 1 foot for every story below four.

Milwaukee—For two story tenement, court shall be 3 feet wide. One foot added for each additional story.

Minneapolis—

Height of court	Least width	Least Area
1 story	3 feet	50 square feet
2 stories	3 "	60 " "
3 "	4 "	80 " "
4 "	4 "	80 " "
5 "	6 "	130 " "
6 "	8 "	200 " "
7 "	10 "	312.5 " "
8 "	12 "	420 " "

Outer Lot Line Courts.

New Orleans—Tenements 50 feet high must have court 6 feet wide, to be increased 1 foot in width for every 10 feet additional in height of building.

St. Paul—Court shall be 4 feet wide for four story tenement. For every additional story, 6 inches increase. One foot decrease for every story less than four.

Seattle—See "Outer Courts."

State Laws.

California—

Number of stories	Width of court
2 stories.....	4 feet
3 "	4½ "
4 "	5½ "
5 "	6 "
6 "	8 "
7 "	10 "
8 or more.....	12 "

Connecticut—Court must be 4 feet in every part for two story tenement; increased 1 foot for every additional story above two in height of building.

Indiana—For a one or two story building, court shall be 10 feet wide, with an increase of two feet for each additional story. If the entire length of court adjoins a court of equal or greater width on abutting premises it may be one-half the minimum width described above, provided the owner agrees to keep adjoining court free.

Massachusetts—For three story tenement or less, court shall be 10 feet in width. 2 feet increase for each additional story.

New Jersey—For tenement exceeding three stories, court shall be 2 feet 8 inches wide. If over 36 feet deep and not extending from street to yard, increased 6 inches for each additional 15 feet, except tenements not exceeding three stories in height and not occupied by more than eight families or by more than two families on any floor, and in which each apartment extends from street to yard, width shall be 2 feet 8 inches running parallel with one wall and where court exceeds 65 feet in depth, width shall be increased 1 foot for every additional 30 feet or fraction.

New York—First Class Cities—For tenement 60 feet high, court shall be 6 feet wide. For every additional 12 feet or fraction in height, an increase of 6 inches. Width of court decreased 6 inches for every 12 feet less than 60 in height of building.

Outer Lot Line Courts.

Except tenements not over four stories and cellar in height, not occupied by more than eight families or by more than two families on any floor, and in which each apartment extends through from street to yard, the width shall not be less than 4 feet in any part, provided length of court does not exceed 36 feet.

*Second Class Cities—

Height of Building	Minimum width of court
1 story.....	6 feet
2 stories.....	8 "
3 "	10 "
4 "	12 "
5 "	16 "
4 feet increase for each additional story.	

Pennsylvania—See "Outer Courts."

Wisconsin—Court shall be 3 feet wide for buildings two stories or less in height; increased 1 foot for each additional story.

INNER LOT LINE COURTS.

Model Law—See "Space Between Buildings on Adjoining Lots."

Baltimore—See "Inner Courts."

Boston—For tenement 50 feet or less in height, court must be 8 feet wide and 128 square feet in area. Increased 1 foot for each added 10 feet or fraction thereof in height of tenement over 50 feet, and area never less than twice the square of such dimensions.

Chicago—Minimum one-half requirements for "Inner Courts."

Cincinnati—Side Courts never less than 8 feet in width and 20 feet in depth. Where any wall adjoining side court is over 36 feet in height, width and depth of court shall be increased 6 inches for every 12 feet or fraction.

Columbus—*Length shall be twice the minimum width of courts as in "Outer Lot Line Courts."

Duluth—*Length shall be twice the minimum width of court as for "Outer Lot Line Courts."

Grand Rapids—*See "Inner Courts."

Louisville—Court shall be 6 feet in width and 72 square feet in area for tenement four stories and basement in height; increased 6 inches in width and 10 square feet in area for each additional story and decreased 6 inches in width and 10 square feet in area for each story below four. Court shall be 10 feet wide if tenement is not more than three stories, and at least 200 square feet in area. Width increased 1 foot for each story and area 20 square feet.

Milwaukee—Court shall be 6 feet in width and 60 square feet in area for two stories and increased 1 foot in length and width for every added story.

Minneapolis—See "Inner Courts."

New Orleans—Court shall be 8 feet wide for building 50 feet in height. Shall not have less than 128 square feet area. For every additional 10 feet in height of building, court shall be increased 1 foot in width.

Seattle—Lot Line Courts shall be three-fourths the width of interior courts and the length shall be equal to the width. If a fireproof building over four stories high is built so that its court adjoins, for a distance equal to twice the required width, the court of a lower fireproof building, the court of the higher building need not be greater in area than the court of the lower building. The area of each story above the third in non-fireproof tenement shall be 1% of the lot area greater than the area of the courts of the floor immediately below. A court

Inner Lot Line Courts.

when covered by a skylight shall have the width increased 25%.

State Laws.

California—

Stories	Width of court	Area of court
2	4 feet	50 square feet
3	6 "	72 " "
4	7 "	105 " "
5	9 "	180 " "
6	12 "	300 " "
7	14 "	490 " "
8	17 "	595 " "

Except when only windows of kitchens with floor area of 75 square feet and of bath rooms or toilets open on lot line courts and the court is open from bottom to sky, it shall have the following areas:

Stories	Width of court	Area of court
2	4 feet	50 square feet
3	4 "	50 " "
4	6 "	60 " "
5	9 "	108 " "
6	12 "	144 " "
7	14 "	168 " "
8	15 "	225 " "

Connecticut—Court shall be 5 feet in every part, and the horizontal dimension not less than 10 feet for two story tenement. 18 inches increase in width and 3 feet in length for every added story.

Indiana—Same as for "Outer Lot Line Courts."

New Jersey—For tenement over four stories in height, court shall be 8 feet wide and 14 feet long. Increased 6 inches in width and 1 foot in length for each added 12 feet over 50 feet high. Decreased proportionately for tenement under 50 feet high.

Four story tenement as above except where apartments run from street to yard, and for not more than eight families, width may be decreased to 6 feet. For tenement not more than three stories high, minimum width, 4 feet, length 10 feet.

New York—***First Class Cities**—When inner court is situated on lot line, it shall be 12 feet by 24 feet for tenement 60 feet in height. Increased 6 by 12 inches for every additional 12

Inner Lot Line Courts.

feet or fraction in height of building. Decrease 6 by 12 inches for every decrease of 12 feet in height of building, except tenement not over four stories and cellar in height nor occupied by more than eight families nor more than two families on any floor, and in which each apartment extends through from street to yard and which do not occupy more than 72% of the lot shall be 8 feet by 14 feet.

Second Class Cities—Twice the minimum width of "Outer Lot Line Courts."

Wisconsin—Court two stories or less in height shall be 6 feet wide and 60 square feet in area; increased 1 foot in length and width for each additional story.

INNER COURTS.

*Model Law—

Height of building	Width of court
1 story	6 feet
2 stories	7 "
3 "	8 "
4 "	9 "
5 "	11 "

and shall increase 2 feet for each additional story above five.

The length of an inner court shall never be less than twice the minimum width.

The length of an inner court shall never be greater than four times its width.

Baltimore—

Stories	Minimum area of court	Minimum width of court
2	100 square feet	6 feet
3	150 " "	7 "
4	225 " "	8 "
5	300 " "	9 "
6	350 " "	11 "
7	540 " "	13 "
8	750 " "	16 "
9	1,100 " "	20 "
10	1,600 " "	24 "

Boston—For tenement 50 feet or less high, minimum width of court shall be 16 feet, area not less than 256 square feet. Increased 2 feet for each additional 10 feet or fraction over 50 feet in height. Area never less than the square of such minimum dimensions.

Chicago—

Height of building	Minimum width of court	Minimum area
1 story	6 feet	100 square feet
2 stories	6 "	120 " "
3 "	8 "	160 " "
4 "	8 "	160 " "
5 "	12 "	260 " "
6 "	16 "	400 " "
7 "	20 "	625 " "
8 or more	24 "	840 " "

Court shall have opening to street 2 feet wide and 15 feet high (except tenements on lots 25 feet in width which can have lot line court of 50 square feet if two stories, 60 square feet if three stories high). (Except three story tenement which can have a 3 foot wide continuous lot line passage open to sky if on a 25 foot wide lot, and a 3½ foot passage if on a lot 30 feet wide.)

Inner Courts.

Cincinnati—Same as for "Inner Lot Line Courts."

Columbus—*Same as "Inner Lot Line Courts."

Detroit—

Height of building	Width of court	Area	
2 stories	8 feet	100	square feet
3 "	9 "	150	" "
4 "	9 "	210	" "
5 "	10 "	290	" "
6 "	11 "	400	" "
7 "	13 "	550	" "
8 "	16 "	750	" "
9 "	20 "	1,050	" "
10 "	24 "	1,500	" "

Duluth—*Same as "Inner Lot Line Courts."

Grand Rapids—Court for one story tenement shall be 5 feet wide. Increased 2 feet in width for each additional story. Length shall never be more than the minimum width.

Louisville—Court shall be 12 feet in its least horizontal dimension for tenements four stories and basement in height. Increased 1 foot in dimension for each additional story, decreased 6 inches for every story below four.

Milwaukee—Court shall be 10 feet in width and 150 square feet in area for two stories in height. Increase of 1 foot in length and width for every additional story.

Minneapolis—

Height of court	Least width	Least area	
1 story	6 feet	100	square feet
2 stories	6 "	120	" "
3 "	8 "	160	" "
4 "	8 "	160	" "
5 "	12 "	260	" "
6 "	16 "	400	" "
7 "	20 "	625	" "
8 "	24 "	840	" "

New Orleans—Court shall be 16 feet wide and 256 square feet in area. Width to be increased 2 feet for every additional 10 feet in height of building.

Pittsburgh—Inner courts shall be 10 feet wide.

St. Paul—Court shall be not less than 6 feet wide and 12 feet long. Increased six inches for every story above four.

Inner Courts.

Seattle—

Height of building	Width of court
1 story	5 feet
2 stories	6 "
3 "	7 "
4 "	8 "
5 "	9 "
6 "	10 "

Two feet increase in width for each added story above the sixth. The area of each story above the third in non-fireproof tenement shall be 1% of the lot area greater than the area of the courts of the floor immediately below. A court when covered by a skylight shall have the width increased 25%.

Washington, D. C.—For building 25 feet in height, width of court must be at least 5 feet and area 65 square feet. Three inches added to each dimension for each foot of increased height.

State Laws.

California—

Height	Width of court	Area
2 stories	6 feet	75 square feet
3 "	7 "	120 " "
4 "	8 "	160 " "
5 "	12 "	250 " "
6 "	16 "	400 " "
7 "	20 "	625 " "
8 "	24 "	840 " "

Except when windows only of kitchens with 75 square feet floor area and bathrooms and toilets open on a court open from bottom to sky, it shall have the following areas:

Height	Width of court	Area
2 stories	6 feet	75 square feet
3 "	7 "	84 " "
4 "	8 "	112 " "
5 "	12 "	144 " "
6 "	16 "	240 " "
7 "	20 "	360 " "
8 "	20 "	400 " "

Connecticut—Least dimension of court for two story tenement shall be 10 feet, and three feet increase in each dimension for each added story.

Indiana—Court shall be 20 feet for a one or two story building with an increase of 2 feet for each additional story.

Inner Courts.

Massachusetts—A two story tenement must have court 10 feet in width. Two feet increase for each additional story. Length must be twice the width.

New Jersey—For tenement more than four stories, minimum dimension of court shall be 24 feet. Increased 1 foot in horizontal dimension for each added 12 feet in height of tenement over 50 feet. Diminished proportionately for tenement less than 50 feet in height.

Four story tenement as above except where apartments extend from street to yard and are for not more than eight families, court may be decreased to 14 feet in dimension.

New York—First Class Cities—Inner courts enclosed on all sides shall be 24 feet each way for building 60 feet high. One foot increase for every additional 12 feet in height. Decrease 1 foot for every 12 feet or fraction less than 60 in height of building.

***Second Class Cities**—See "Inner Lot Line Courts."

Pennsylvania—Prohibited.

Wisconsin—Courts two stories or less in height shall be 10 feet in width and 150 square feet in area; increased 1 foot in length and width for every additional story.

INTAKES.

Model Law—*Every inner court shall have two or more horizontal air intakes at the bottom. One such intake shall always communicate directly with the street or front yard and one with the rear yard, and each shall be three feet wide and seven feet high and shall be left open or provided with an open gate.

Baltimore—For tenement over two stories, intake must be $2\frac{1}{2}$ by $6\frac{1}{2}$ feet. If area of inner court of tenement exceeds 340 square feet, intake must be 5% of court area.

Boston—Every inner court must have one or more horizontal intakes at bottom; in vent courts not less than 4 square feet, and others not less than 3 feet by 7 feet. Latter must have two grilled doors.

Chicago—Intakes must connect with a street, alley, yard or court and be at least 3% of size of vent shaft and at least 100 square inches in area.

Columbus—*Inner courts which extend through more than two stories shall have fireproof open passages 3 feet wide and 7 feet high.

Detroit—Every inner court shall have intake at the ground level 3 feet wide and $6\frac{1}{2}$ feet high connecting it with street, alley, or yard. 80% of intake must be kept open to the air.

Duluth—*Inner courts of more than two stories in height shall have fresh air intakes 2 feet by 5 feet. The intake shall communicate with the street or yard.

Grand Rapids—*Every inner court must have two or more horizontal air intakes, one connecting directly with the street or front yard and one with the rear yard. They shall be 3 feet wide and 7 feet high and be left open.

Louisville—Every inner court shall have one vent shaft 35 square feet in area of cross section which shall open on street, yard or alley.

Milwaukee—Inner courts shall have intake from street or yard in area equal to two one-thousandths of the number of cubic feet in court.

Minneapolis—Intakes must be 3% of area of vent shaft and at least 100 square inches connecting with street or court.

New Orleans—In vent courts, intake shall not be less than 4 square feet in area. In other inner courts, not less than 3 feet wide and 7 feet high. Shall be approved by City Engineer.

Pittsburgh—Intakes must open into street or yard.

Seattle—Interior or party line courts, unless having 50%

Intakes.

greater area than required must have a vent duct equal in area to 5% of the area of the court, except in buildings not over three stories high.

Washington, D. C.—Every inner court shall have one or more horizontal intakes at the bottom and connecting directly with street or yard, with area 10% of cross section of area of court.

State Laws.

California—Inner and lot line courts shall have horizontal intake 3 feet wide and $6\frac{1}{2}$ feet high, communicating directly with street or yard. Shall have open transoms at each end 10 square feet. If court does not go below second floor, open intake shall be 16 square feet.

Connecticut—Every inner court shall have intake communicating with the street, or yard, which shall consist of a passageway not less than 10 square feet in area.

Massachusetts—City—Tenement four stories or under shall have fireproof open intake 3 feet wide and 7 feet high. Tenement more than four stories high shall have two such intakes.

Town—All tenements shall have one open intake 3 feet by 7 feet to street and one to yard.

New Jersey—Every inner court shall have intake with minimum dimensions 3 feet wide and 7 feet high. Must have two grilles each.

New York—*First Class Cities—There shall be a fireproof passageway 3 feet by 7 feet leading direct to yard or street.

Second Class Cities—Every inner court shall have two open air intakes 3 feet wide and 7 feet high.

Wisconsin—Area shall be equal to two one-thousandths of the number of cubic feet in the court and shall connect with the street or yard.

OUTER COURTS.

Model Law—See “Inner Courts.”

Baltimore—See Outer Lot Line Courts and Inner Courts.

Boston—For tenement 50 feet or less high, minimum width shall be 12 feet. Increased 2 feet for each additional 10 feet or fraction in height. Depth shall never exceed four times the width.

Chicago—	Height	Least width
	1 story	3 feet
	2 stories	3 “
	3 “	4 “
	4 “	4 “
	5 “	6 “
	6 “	8 “
	7 “	10 “
	8 “	12 “

Cincinnati—Court shall be four feet in width and not over 12 feet in depth when windows are at the end only. When windows are on the side, court must be 8 feet wide.

Columbus—*Same as “Outer Lot Line Courts.”

Detroit—Shall be two-thirds of the dimensions of Inner Courts.

Duluth—*Same as “Outer Lot Line Courts.” Length cannot be over twice its width provided it is not a court from street to yard.

Grand Rapids—*For one-story tenement, 5 feet; increased 2 feet for each additional story. Length shall never be greater than twice the minimum width.

Louisville—See “Outer Lot Line Courts.” For tenements four stories and basement in height, court shall be 18 feet in width, and for every additional story, width shall be increased 6 inches. For every story less than four, width may be decreased 1 foot.

Milwaukee—Court must be 8 feet in every part provided it does not exceed 36 feet in length in four-story building or less. For each additional story in height or for each additional 10 feet in length of court, width shall be increased 1 foot.

Minneapolis—The same width as “Outer Lot Line Courts.”

New Orleans—For tenement 50 feet high, court must be 12 feet wide. Increased 2 feet for every additional 10 feet in height of building.

Outer Courts.

Pittsburgh—Court must be 10 feet in width.

St. Paul—Court shall be not less than 4 feet. Increased 6 inches throughout entire height for every added story above four.

Seattle—Width shall be 75% of width of "Interior Courts." Court shall not be longer than five times the width. A court when covered by a skylight shall have the minimum width increased 25%.

Washington, D. C.—Court 25 feet in length for a building 25 feet high shall be $4\frac{1}{2}$ feet in width; one-fourth inch added for each additional foot of length, 1 inch for each additional foot of height.

State Laws.

California—

Stories	Width of court	Maximum length
2	4 feet	16 feet
3	$4\frac{1}{2}$ "	25 "
4	$5\frac{1}{2}$ "	30 "
5	6 "	35 "
6	8 "	35 "
7	10 "	40 "
8	12 "	40 "

Length shall not be more than maximum unless 6 inches be added to minimum width for each additional 5 feet in length of court.

Connecticut—Court shall be 8 feet in width for two-story tenement. Increased 2 feet per story.

Indiana—Court shall be 10 feet wide for a one or two story building. Increased 2 feet for each additional story.

Massachusetts—Court shall be 10 feet in width for two story tenement with 2 feet increase for each additional story. Length may not be more than twice its minimum width except in city tenements having intakes.

New Jersey—For tenement over three stories, minimum width shall be 4 feet, increased 6 inches for each additional 15 feet or fraction over 36 feet in depth. For tenement not over three stories where apartments run from street to yard and for not more than eight families, dimensions as above but increased two feet for each additional 30 feet over 65 feet in depth.

New York—***First Class Cities**—Court shall be not less than 12 feet in any part for tenement 60 feet in height. Increase 1

Outer Courts.

foot for every additional 12 feet or fraction in height. Decrease 1 foot for every 12 feet decrease in height of building.

Second Class Cities—Length shall not be greater than twice the width.

Pennsylvania—Outer courts must be at least 12 feet wide.

Wisconsin—In buildings four stories or less in height, when court is not over 36 feet in length, the width shall be 8 feet; increased 1 foot for every additional story. For every 10 feet increase in length of such courts, the entire width shall be increased 1 foot, and such increase in width shall be cumulative.

REAR TENEMENTS.

Model Law—*Rear dwelling may be erected provided it is not over two stories high and has space between it and other buildings as given in "Building on Same Lot."

Baltimore—Rear tenements forbidden unless rear of lot abuts on street 40 feet wide.

Calgary—*Prohibited.

Chicago—Forbidden except on corner lots.

Columbus—Tenement must have one side fronting on a street.

†Dwelling must have one side fronting on a street, except that it may face on a general court 30 feet wide which opens on a street. The depth of such court must not be greater than twice the width.

Duluth—Tenement must have one side fronting on a street.

†Dwelling must have one side fronting on a street except that it may face on a general court 30 feet wide which opens on a street. The depth of such court must not be greater than twice the width.

Grand Rapids—Prohibited.

Seattle—No tenement may be built on the rear of an inside lot unless there is a straight passageway to the street equal in width to one-fifth of the width of the lot.

Toronto—No tenement shall be erected on any street, lane, alley or other place less than 40 feet in width unless such street is a public highway.

Washington, D. C.—A building on a court, or alley cannot be higher than the distance from the opposite side of the open space on which it fronts. Tenement cannot be placed on any alley less than 30 feet wide and not supplied with sewerage, water mains and light.

State Laws.

California—Rear tenements shall have direct access to street or alley 16 feet wide through a passageway not less than 5 feet wide and 7 feet high.

Connecticut—Rear tenements forbidden except by special permission of Board of Fire Commissioners and Board of Health and then must be 30 feet between.

Indiana—Prohibited.

Massachusetts—City—Prohibited.

Rear Tenements.

Town—Tenement must have unobstructed frontage on street not less than 20 feet wide.

New Jersey—Prohibited on same lot with another tenement.

New York—First Class Cities—Second tenement may not be erected in front or rear of lot 50 feet or less wide.

Second Class Cities—Cannot be over two stories and must comply with "Buildings on the same lot."

Pennsylvania—Prohibited.

BUILDINGS ON SAME LOT.

Model Law—

*Height of building	Distance between two buildings
1 story	20 feet
2 stories	30 "
3 "	30 "
4 "	35 "
5 "	40 "
5 feet for every additional story.	

Baltimore—If lower tenement is one story, space between must be 10 feet wide, if lower tenement is two stories, 15 feet, if three stories, 20 feet, and four stories, 25 feet.

Boston—No building shall be so placed as to decrease minimum depth or size of yards or courts. Wooden building on land of the same owner shall not be nearer than 10 feet to any other building.

Chicago—For one-story tenement, space between must be 10 feet; 5 feet more for each added story.

Columbus—*Space shall be 24 feet from wall to wall with 2 feet more for each additional story above the second.

Detroit—Space shall be 15 feet between; 2 feet added for every story in height above first story of the lower building.

Grand Rapids—*There must be the required yard between buildings on the same lot except that a building not over 18 feet square used exclusively for domestic purposes may occupy two-thirds of the depth of such yard.

Louisville—For tenement 50 feet high, space shall be 24 feet from wall to wall. For every 12 feet or fraction increase in height, 2 feet added. For 12 feet decrease, 2 feet subtracted.

Milwaukee—There must be open space between buildings 15 feet wide if either building is two stories; 20 feet if building is three stories; and 25 feet if over three stories.

Minneapolis—There shall be 10 feet between if neither building is over 15 feet high and 5 feet additional for every added 10 feet in height.

New Orleans—No building shall be erected that will decrease the minimum depth of yards or size of courts as prescribed.

St. Paul—Space between shall be same as for inner courts.

Seattle—Each building shall be provided with the required yards and courts and shall comply with requirements of the law for each such building when placed alone upon such lot.

Washington, D. C.—Fireproof sheds not over 12 feet high may be built if space between house and shed equal the height of the shed. Space between building on street and rear building must be equal to the sum of the rear yards computed independently.

Buildings on Same Lot.

State Laws.

California—If both buildings are one-story, space between shall be 10 feet; 2 feet additional for each additional 10 feet in height for every story more than one of the taller building.

Indiana—There shall be a space between buildings of 25 feet in depth. If either building is four stories high, space shall be 30 feet, with an increase of 3 feet for each additional story.

Massachusetts—There shall be a space of 25 feet between buildings; and 5 feet increase for each story above three.

New Jersey—For tenement 50 feet high, space between shall be 24 feet. Increased 1 foot for each additional 12 feet or fraction over 50 feet in height of tenement. Decreased proportionately for tenement under 50 feet high to minimum requirements for yards and courts.

New York—First Class Cities—Space from wall to wall shall be 24 feet with 1 foot more for each additional 12 feet or fraction in height above 60 feet of highest building; 1 foot decrease for each 12 feet less than 60 in height.

Second Class Cities—For one-story building, space shall be 20 feet, two stories 30 feet, four stories 35 feet, 5 feet additional for each added story. No building except for use of occupants shall be placed on same lot with tenement.

Pennsylvania—Forbidden if such rear building is to be used for human habitation, but permitted if building is not to be used for living purposes and does not reduce the size of lot required for tenements.

Wisconsin—There shall be a space between buildings two stories high; 20 feet if three stories; and 25 feet if either building is more than three stories in height.

SPACE BETWEEN BUILDINGS ON ADJOINING LOTS.

Model Law—*If a side yard is left, it must be of the following dimensions:

Height of building.	Width of yard.
1 story	4 feet
2 stories	5 "
3 "	6 "
4 "	7 "

Two feet additional for each additional story.

Boston—Wooden buildings must not be nearer adjoining lot than five feet.

Calgary—No building shall be built nearer than three feet to the lot line.

Chicago—Tenements cannot approach nearer than 10 feet to the rear lot line unless the rear of the lot abuts upon a public alley, in which case the rear line of such building shall be not less than 16 feet from the opposite side of the alley.

†There shall be a space of three feet between building and lot line on one side and one foot between building and lot line on the other.

Pittsburgh—The distance from a window to the wall or party line shall be eight feet.

Seattle—Frame buildings must be three feet from the lot line.

State Laws.

Massachusetts—Town—Non-fireproof tenements cannot have walls nearer than 20 feet to the walls of any other building.

Pennsylvania—No court or open space between tenements shall be less than 12 feet in width throughout the entire length.

AIR AND VENT SHAFTS.

Model Law—See “Shafts” and “Intakes.”

Baltimore—Air and vent shafts shall be from 3 to 10 feet wide with area of from 14 to 163 square feet for tenements two to ten stories high, according to schedule.

Boston—Minimum area 15 square feet. Minimum dimension three feet for tenement 50 feet high or less. Increased one foot in width and eight square feet in area for every 10 feet or fraction additional in height.

Chicago—

Height	Width	Area	
1 story	3 feet	21	square feet
2 stories	3 “	22½	“ “
3 “	3 “	27	“ “
4 “	3 “	36	“ “
5 “	5 “	48	“ “
6 “	6 “	72	“ “
7 “	8 “	96	“ “
8 or more	8 “	120	“ “

Detroit—All enclosed shafts shall have 16 square feet cross section area for two stories and increase of eight square feet for each additional story. Least dimension shall be three feet and increase one foot for each story more than two. Shafts shall be open at the top. Fresh air intakes shall be four square feet in total area.

Louisville—For tenement four stories and basement in height, at least 12 square feet in area, and least dimension of shaft shall be three feet. For each additional story, two square feet shall be added. For each story decrease two square feet subtracted.

Minneapolis—

Height	Least width	Least area	
1 story	3 feet	21	square feet
2 stories	3 “	24	“ “
3 “	3 “	27	“ “
4 “	3 “	36	“ “
5 “	5 “	48	“ “
6 “	6 “	72	“ “
7 “	8 “	96	“ “
8 “	8 “	120	“ “

St. Paul—For four-story tenement, shaft shall not be less than 12 square feet in area. Least dimension, three feet; increased two feet for each additional story and uniform throughout.

Air and Vent Shafts.

Toledo—For three-story tenement, shaft shall be not less than 40 square feet; four stories, not less than 50 square feet; 10 square feet additional for each additional story.

State Laws.

California—Shafts shall be 16 square feet in area; least dimension four feet. If shaft is more than 50 feet in height, it shall be increased 3 square feet for each added 12 feet or fraction above 50. Vent shaft shall have air intake three square feet in area.

New Jersey—Minimum dimension of shaft shall be three feet; minimum area nine square feet. Increased three square feet in area for each added 12 feet over 50 in height of tenement.

New York—First Class Cities—Vent shafts are not permitted in tenement houses hereafter erected.

Pennsylvania—Shafts intended for ventilation, light or air to rooms of a house must be open on one side to yard or street and must be of a width the same as other courts but may be smaller and be entirely enclosed if to vent water closets or bathrooms, with a door or window of sufficient size to give access to it for cleaning purposes.

Wisconsin—Vent shafts prohibited except for the purpose of lighting or ventilating water closet or bathroom compartments or passageways.

ROOMS—MINIMUM AREA.

Model Law—*One room 150 square feet floor area; all others except water closet compartments and bathrooms, 90 square feet in area and seven feet wide.

Baltimore—One room shall be 120 square feet; others 70 square feet.

Boston—One room shall be 120 square feet; others 90 square feet.

Chicago—Minimum area of one room shall be 120 square feet; others 80 square feet, except that those having a window not less than 18 square feet in area opening on street can be 70 square feet.

Cincinnati—One room shall be 120 square feet in area; others except water closets and bathrooms, 600 cubic feet.

Columbus—*One room shall be 150 square feet floor area; all others 100 square feet floor area, provided this need not apply to kitchens when there are three other rooms.

Detroit—In every apartment there shall be a room 140 square feet in area; and all others 80 square feet.

Duluth—*One room shall be 150 square feet in area; and all others 100 square feet, provided this need not apply to kitchens when there are three other rooms.

Grand Rapids—One room shall be 150 square feet floor area, all others 90 square feet.

†Every room shall have at least 90 square feet floor area and shall be seven feet wide.

Louisville—One room 150 square feet; all others 84 square feet.

Minneapolis—One room 120 square feet in area; others 80 square feet, except kitchen.

New Orleans—One room 120 square feet; others, except water closets and bathrooms, 100 square feet.

Providence—One room shall be not less than 120 square feet in area; other rooms 70 square feet.

St. Paul—One room shall be 120 square feet floor area; all others 70 square feet.

Seattle—One room shall be at least 120 square feet in floor area; others 80 square feet, excepting kitchen, toilet, etc.

Toronto—One room shall have not less than 120 square feet floor area; all others at least 100 square feet.

Rooms—Minimum Area.

State Laws.

California—One room shall have 120 square feet floor area; others 90 square feet, except kitchen or pantries not used as bedroom.

Connecticut—One room shall have 120 square feet floor area; all others 70 square feet, except water closets and bathrooms.

Indiana—One room shall have 150 square feet floor area; all others 100 square feet.

Massachusetts—City—One room shall have 150 square feet floor area; all others, except kitchenettes, water closets and bathrooms, 84 square feet.

Town—One room shall have 150 square feet floor area.

New Jersey—One room shall have 120 square feet floor area; others 70 square feet.

New York—First Class Cities—One room shall have 120 square feet floor area; all others 70 square feet. The least horizontal dimension shall not be less than seven feet, except as regards servants' room in a fireproof building, in which case the minimum is six feet.

Second Class Cities—One room shall be 150 square feet in floor area; all others 90 square feet.

†All rooms except water closet compartments and bathrooms shall have 90 square feet of floor area and be seven feet wide.

Pennsylvania—All rooms used for habitation shall contain at least 700 cubic feet.

ROOMS—MINIMUM AREA OF WATER CLOSETS.

Model Law—*Water closets must be three feet wide.

Baltimore—Water closets shall be two feet four inches wide.

Boston—Water closet compartments shall be not less than two feet four inches wide.

Cincinnati—Water closets shall be $2\frac{1}{2}$ feet wide.

Columbus—Water closets shall be at least three feet wide and enclosed in plastered partitions.

Duluth—Water closets shall be at least three feet wide and enclosed in plastered partitions.

Louisville—Water closets shall be at least three feet wide.

State Laws.

California—Water closets shall be two feet four inches wide.

Indiana—Water closets shall be three feet wide.

Massachusetts—Water closets shall be at least three feet wide.

New Jersey—Water closets shall be two feet four inches wide.

New York—First Class Cities—Water closets must be two feet four inches wide.

***Second Class Cities**—Water closets must be at least three feet four inches wide.

Pennsylvania—City Ruling—Water closets shall be at least $2\frac{1}{2}$ feet by $3\frac{1}{2}$ feet.

ROOMS—HEIGHT.

Model Law—*Rooms shall be nine feet high.

Baltimore—Cellar rooms shall be eight feet in clear; others, nine feet.

Boston—Rooms shall be $8\frac{1}{2}$ feet high. Attic rooms in one-half.

Chicago—Rooms shall be $8\frac{1}{2}$ feet in height. Attic rooms same in one-half area.

†Rooms shall be $8\frac{1}{2}$ feet high except attic rooms in but one-half if they have a total cubic area of 750 cubic feet each.

Cincinnati—Rooms shall be eight feet in height except in one-half of attic rooms.

Columbus—*Rooms shall be $8\frac{1}{2}$ feet high.

Detroit—All stories shall be nine feet in clear except attic need be but $8\frac{1}{2}$ feet in one-half area.

Duluth—*Rooms shall be $8\frac{1}{2}$ feet high.

Grand Rapids—Rooms shall be nine feet high.

†Rooms shall be $8\frac{1}{2}$ feet high except attic rooms in but one-half.

Louisville—Rooms shall be nine feet high. Attic rooms in but one-half.

Minneapolis—Rooms shall be $8\frac{1}{2}$ feet high except attic room in only one-half area if it has 750 cubic feet air space.

New Orleans—Rooms shall be not less than $8\frac{1}{2}$ feet high. Attic rooms in but one-half.

Pittsburgh—Rooms shall be eight feet high except attic rooms in but one-half of area.

Providence—Rooms shall be $8\frac{1}{2}$ feet high except attic rooms shall be eight feet in but one-half of area.

St. Paul—Rooms shall be eight feet high except attic rooms in but one-half of area.

Seattle—Rooms must be eight feet four inches high.

Toledo—Rooms shall be eight feet high except attic rooms may average eight feet high.

Toronto—Rooms shall be $8\frac{1}{2}$ feet high except attic rooms in but one-half area.

Washington, D. C.—*Rooms shall be eight feet high except attic rooms in but one-half of area.

State Laws.

California—Rooms shall be nine feet high except in one-half of attic rooms. Closets and bathrooms, $7\frac{1}{2}$ feet.

Rooms—Height.

Connecticut—Rooms shall be $8\frac{1}{2}$ feet except attic rooms in but one-half of area.

Indiana—Rooms shall be nine feet high.

Massachusetts—City—Rooms shall be $8\frac{1}{2}$ feet high except half-story rooms, which need be only in one-half of area.

Town—Rooms shall be nine feet high except attic rooms, which need be in only one-half of area.

New Jersey—Rooms shall be nine feet high except attic rooms in but one-half of area.

New York—First Class Cities—Rooms shall be nine feet high.

Second Class Cities—Rooms shall be nine feet high.

†In a two-family dwelling rooms shall be $8\frac{1}{2}$ feet high.

Pennsylvania—Rooms shall be eight feet high.

ROOMS—WINDOW AREA.

Model Law—*Window area shall be one-seventh of floor area. There shall be one window 12 square feet in area between the stop-heads.

Baltimore—Window area shall be one-tenth of floor area.

Boston—Window area shall be one-eighth of floor area.

Calgary—*Window area shall be one-tenth of floor area.

Chicago—Window area shall be one-tenth of floor area. Each window shall be 10 square feet in area and top seven feet above the floor.

†Window area shall be one-tenth of floor area, and each window 10 square feet in area.

Cincinnati—Window area shall be one-tenth of floor area; minimum 12 square feet.

Columbus—*Window area shall be one-eighth of floor area.

Detroit—Window area shall be one-tenth of floor area. One window shall be 12 square feet in area and have top $7\frac{1}{2}$ feet above the floor level.

Duluth—*Window area shall be one-eighth of floor area.

Grand Rapids—*Window area shall be one-seventh of floor area. One window shall be not less than 12 square feet in area.

Louisville—Window area shall be one-tenth of floor area. Top of one window shall be at least $7\frac{1}{2}$ feet above the floor, not less than 12 square feet.

Milwaukee—Window area shall be one-tenth of floor area.

Minneapolis—Window area shall be one-tenth of floor area for sleeping rooms. Each window shall be at least 10 square feet in area. In living rooms below ground, window area shall be one-eighth of floor area. Windowless rooms are permitted if there is an opening of 30 square feet into a room with windows one-eighth of combined area.

New Orleans—Window area shall be one-sixth of floor area. Windows shall be located so as to properly light all parts of room.

Pittsburgh—Window area shall be one-tenth of floor area.

Providence—Window area shall be one-tenth of floor area except bathrooms, etc. One window shall open to external air.

St. Paul—Window area shall be one-tenth of floor area.

Seattle—Window area shall be one-eighth of floor area.

Toledo—Window area shall be one-tenth of floor area.

Toronto—Window area shall be one-tenth of floor area.

Rooms—Window Area.

Washington, D. C.—*Window area shall be one-tenth of floor area.

State Laws.

California—Window area shall be one-eighth of floor area except in cellar or basement, one-sixth. Never less than 12 square feet.

Connecticut—Window area shall be one-eighth of floor area.

Indiana—Window area shall be one-seventh of floor area, and at least 12 square feet in area.

Massachusetts—City—Window area shall be one-seventh of floor area, and top of window not less than $7\frac{1}{2}$ feet above floor. Twelve square feet in area except kitchenettes, water closets and bathrooms, six square feet.

Town—Window area shall be one-seventh of floor area and one window 12 square feet, except bathrooms and water closets.

New Jersey—Window area shall be one-tenth of floor area.

New York—First Class Cities—Window area shall be one-tenth of floor area, but said window shall never be less than 12 square feet between stop-beads.

***Second Class Cities**—Total window area shall be one-seventh of floor area and one window 12 square feet with top $7\frac{1}{2}$ feet above floor.

Pennsylvania—Window area shall be 12 square feet.

Wisconsin—Window area shall be one-tenth of floor area.

ROOMS—WINDOW AREA OF WATER CLOSETS.

Model Law—*Every window must be three square feet between stop-beads and the total area of windows must be six square feet between stop-beads.

Baltimore—Window area shall be three square feet.

Boston—There shall be one window at least one foot by three feet.

Calgary—Window shall be at least three square feet in area opening directly upon a street, yard or vent shaft.

†Window must be satisfactory to Sanitary Department and at least three square feet in area.

Chicago—*Window must be six square feet in area and at least one foot wide.

Cincinnati—Window area shall be three square feet.

Columbus—*Window area shall be six square feet.

Detroit—Water closet must have window with six square feet glass area.

Duluth—*Window area shall be six square feet.

Grand Rapids—*Window area shall be six square feet, and no window less than three square feet.

Louisville—Window area not less than three square feet.

Milwaukee—There shall be one window at least three square feet in area.

Minneapolis—Window area shall be six square feet, and minimum width one foot.

New Orleans—Window or skylight area shall be not less than three square feet.

Pittsburgh—Water closet shall have window of sufficient size approved by Bureau of Health.

Providence—Window shall be three square feet in area and not less than one foot in width.

St. Paul—Window area of water closet shall be three square feet.

Seattle—Window shall be one foot wide and 432 square inches area, and at least one-eighth of floor area.

Toledo—Must have window opening to outer air or vent shaft not less than 10 square feet where practicable.

Washington, D. C.—Window area shall be one-tenth of floor area and no window less than four square feet.

†In dwellings, window area shall be one-tenth of floor area with 50% opening and an area of at least four square feet.

Rooms—Window Area of Water Closets.

State Laws.

California—Window area shall be six square feet.

Connecticut—Window area shall be three square feet.

Indiana—Window area shall be one-seventh of floor area and at least six square feet.

Massachusetts—Window area shall be one-seventh of floor area and at least six square feet.

New Jersey—Window shall be three square feet in area and one foot wide.

New York—First Class Cities—Must have a window opening on a street, yard, or court one foot by three feet.

***Second Class Cities**—Shall have one window three square feet in area opening directly on street, yard or court, and total window area of six square feet.

Pennsylvania—Window area shall be four square feet.

Wisconsin—Window area shall be three square feet.

ROOMS—ALCOVE.

Model Law—Alcoves must be separately lighted and ventilated as provided for rooms and must have a floor area of 90 square feet. No part of any room shall be enclosed or subdivided unless it contains a separate window and a floor area of 90 square feet.

Baltimore—Same requirements for alcoves as for other rooms.

Boston—Alcove must have opening into bedroom equal to 80% of side, and window 15 square feet in area.

Chicago—Same requirements for alcove as for other rooms unless it has opening of 20% of its entire wall surface.

†Same as other rooms unless it has a floor area of 35 square feet and an opening of 20% of its entire wall surface.

Cincinnati—Alcoves shall have opening not less than six feet wide from floor to top of windows.

Columbus—*Alcoves must be 100 square feet in area and have separate window.

Detroit—Alcove must conform to room requirements except that if without a window opening to outside air, it must have opening equal to 60% of dividing partition.

Duluth—*Alcove must be 70 square feet in area.

Grand Rapids—*Alcove must be 90 square feet in area and separately lighted and ventilated as other rooms.

Louisville—Alcove must be 80 square feet in area and comply with the ventilating laws for rooms, except alcove of 35 square feet that has unobstructed opening equal to 20% of its entire wall surface.

Minneapolis—Rooms may not be sub-divided unless sub-division has window and 80 square feet floor space. Alcove with 35 square feet floor area or less that has opening equal to 20% of its wall surface into room does not need window.

New Orleans—An alcove shall have an opening equal to 80% of side on which opening is, and one window.

Pittsburgh—Same requirements for alcove as for rooms unless 20% of its entire wall surface opens to a habitable room.

Providence—Alcove must conform to all requirements for other rooms.

St. Paul—Alcoves are not allowed for sleeping purposes.

Seattle—Alcove shall have a permanent opening into another room equal to 75% of floor area, unless floor and window area are equal to that required elsewhere.

Washington, D. C.—Alcoves are prohibited.

Rooms—Alcove.

State Laws.

California—Alcoves more than 25 square feet in area must conform to room requirements.

Connecticut—Alcove rooms shall be considered as separate rooms.

Indiana—No part of any room shall be sub-divided unless it has a floor area of 100 square feet and a window as required for rooms.

Massachusetts—City—Room cannot be sub-divided unless it has separate window and 84 square feet area.

Town—Alcove must have separate window and 100 square feet area.

New Jersey—Same requirements for alcoves as for rooms.

New York—First Class Cities—Alcoves must be 70 square feet in area and be separately lighted and ventilated.

***Second Class Cities**—Alcoves shall be 90 square feet in area and separately lighted and ventilated.

Pennsylvania—*No part of room shall be enclosed unless it has separate window as in separate rooms and 70 square feet area.

HALLS—LIGHTING AND VENTILATION.

Model Law—Every public hall must have at each story at least one window opening directly upon the street, yard, or court. Such window shall be at the end of the hall with the natural direction of the light parallel to the hall's axis. Any part of a hall shut off or recessed from any other part of said hall shall be deemed a separate hall and shall be separately lighted and ventilated.

Baltimore—Hall in tenement over three stories high shall have windows to street, yard or court on each floor. Tenement not over three stories may be lighted by glazed sash from each apartment. Top floor lighted by skylight 20 square feet in area.

Boston—Public halls shall have one window at end of hall to open space 10 feet wide or court of prescribed size, or one window for every 20 feet or fraction of hall length. Stair halls must have aggregate area of windows on each floor of at least 15 square feet or ventilating skylight over stair well of at least 20 square feet.

Chicago—Hall must have one window per floor or skylight. Window may be at right angles to hall or one every 20 feet.

Cincinnati—Public halls shall have windows at the end or else windows every 20 feet. Commissioner of Buildings may order four square feet of glass put in the panels of doors at ends of hall and lights kept burning as needed. Lights must be kept burning from sunset until 10:00 P. M.

Columbus—Tenement must have one window at the end of every hall at right angles to the length of hall.

Detroit—Tenement over two stories and basement shall have window or glazed door opening to street, alley, etc., per floor. Top story must have skylight.

Duluth—Every public hall shall have one window per story.

Grand Rapids—At the end of every public hall there must be a window at right angles to the length of the hall, opening directly on a street, yard or court.

Louisville—There shall be one window at the end of hall or one window for every 20 feet in length of hall per story.

Minneapolis—Tenement more than two stories in height must have light burning near stairs on every floor at night. Tenement over three stories must have one window $2\frac{1}{2}$ feet wide and 5 feet high for each story.

New Orleans—Hall shall have at least one window $2\frac{1}{2}$ feet wide and 5 feet high opening upon street or yard.

Pittsburgh—There shall be one window per floor. Superin-

Halls—Lighting and Ventilation.

tendent of Buildings may require tenement to be erected without corridors. There shall be window to open to external air unless light and ventilation are otherwise provided and approved by Department of Public Health. Sufficient light demanded from sunset to sunrise throughout the year.

St. Paul—In a tenement over three stories high, public hallways shall have at least one window opening upon street or court.

Seattle—Every hall shall have one window per story so placed as to properly light the hall or it shall be lighted by equivalent skylight or by light from glass paneled doors. Halls shall be artificially lighted at night.

Toronto—At the top of each stairway, a red light shall be kept burning from sunset to sunrise each day.

Washington, D. C.—Owner must provide adequate lighting and ventilating for halls.

State Laws.

California—In a tenement with more than two families on a floor or over four stories and cellar in height, every hall shall have one window to street or yard, or skylight with 20 square feet of glass. Light shall be kept burning on first and second floors from sunset until sunrise; on other floors, until 10:00 P. M. All doors off hall shall have glass panel five square feet if hall has no windows.

Connecticut—There shall be window or glazed door to street, yard or court on every floor of a hall. Third floor halls without windows must have stair well to roof 12 inches wide.

Indiana—Every public hall must have a window at the end at right angles to the length of the hall. There shall be one window for every 40 feet or fraction of the length of the hall.

Massachusetts—There shall be one window per story at the end of public hall.

New Jersey—For tenement exceeding four stories or for more than two families on a floor, public hall must have a window at end at right angles to hall, or a window to street, yard, or court every 20 feet.

New York—First Class Cities—Tenement over four stories shall have at least one window in every public hallway opening upon street or yard. (If window is not at end of hall, one window for every 20 feet of length.) Such window shall be at the end of said hall, with the natural direction of the light parallel to the axis of said hall; if the hall exceeds 60 feet in

Halls—Lighting and Ventilation.

length, there shall be one additional window in each additional 30 feet of hall or fraction thereof. If the window is not thus located at the end of hall, there shall be at least one window opening directly upon the street or upon a yard or court in every 20 feet in length, or fraction thereof of said hall.

Second Class Cities—There shall be one window $2\frac{1}{2}$ by 5 feet at the end of hall for each story; one window for each stair hall three by five feet; ventilating skylight 40 square inches.

†For dwellings, there shall be one window for each stair hall three by five feet.

Pennsylvania—Halls shall have one window opening on street or court. If possible to construct without, in the judgment of Building Inspector, there shall be no corridors in tenements. There shall be light at entrance and second floor kept burning all night, and in all other halls until 10:00 P. M.

Wisconsin—There shall be one window with 10 square feet of glass for each hall. In every tenement three or more stories in height where the stairs of halls are not provided with windows opening directly to the outer air, there shall be a skylight with an opening of 40 inches. The glazed roof of such skylight shall be 20 square feet in area.

HALLS—WINDOW AREA.

Model Law—At least one of the windows in every public hall shall be $2\frac{1}{2}$ feet wide and 5 feet high measured between the stop-beads. In the roof over each stair well, there shall be a ventilating skylight with ridge ventilators having an opening of 40 square inches, or such skylight shall have fixed or movable louvres.

Baltimore—Halls shall have 18 square feet of glass per floor. One window shall be $5\frac{1}{2}$ feet high.

Boston—Public halls shall have at least one window $2\frac{1}{2}$ feet by 5; stair halls shall have at least 15 square feet window area or skylight with ridge ventilator having an opening of 40 square inches and area as above.

Calgary—There must be a ventilating skylight at least 25 square feet in area.

Chicago—Minimum window area per floor is 12 square feet.

Cincinnati—The area of glazed windows shall be 12 square feet per story. There shall be a skylight of 12 square feet with increase of three square feet for each story above two.

Columbus—The area of one window in a hall must be $2\frac{1}{2}$ feet wide and 5 feet high. Tenement three stories or more must have skylight with 40 square inch ventilator.

Detroit—Each hall shall have 15 square feet glass area. Skylight must have 20 square feet of glass and 100 square inch opening.

Duluth—Halls must have 10 square feet of glass per story.

Grand Rapids—There shall be one window in public hall three feet wide and five feet high. There must be in the roof directly over each stairway a ventilating skylight with ventilators having an opening of 40 square inches. There must be for each story one window three feet wide and five feet high to light and ventilate each stair hall.

Louisville—One window shall be at least $2\frac{1}{2}$ feet wide and five feet high. Over stair well, there shall be a skylight with a 40 square inch opening.

Milwaukee—There shall be one window in each hall 10 square feet in area. Every tenement three or more stories in height shall have ventilating skylight with minimum opening of 40 square inches if windows do not open to outer air.

Minneapolis—Tenement more than three stories high must have 18 square feet of glass for each floor.

Halls—Window Area.

New Orleans—In every tenement hall there shall be 15 square feet window area on each floor.

St. Paul—In a tenement over three stories high, hall window must be $2\frac{1}{2}$ feet wide and 5 feet high. If there is no window in hallway opening directly to outer air, sash doors shall be provided.

Seattle—Every hall must have one window opening directly to the outer air or transoms with 15 square feet of glass area.

State Laws.

California—There shall be one window at least 12 square feet in area in each hall; 15 square feet for stair halls; skylights 20 square feet for two-story building, and 6 square feet more for each added story in height.

Connecticut—There shall be one window in each hall 10 square feet in area.

Indiana—One of the windows lighting each hall shall be at least $2\frac{1}{2}$ feet wide and 5 feet high.

Massachusetts—City—Hall windows shall have 12 square feet clear opening. Tenements three stories or more shall have ridge ventilator with opening 40 square inches in area.

Town—One window in hall shall be $2\frac{1}{2}$ feet by 5 feet and ventilator as above.

New Jersey—Window area of stair halls must aggregate 18 square feet per floor, one window per story being $2\frac{1}{2}$ by 5 feet. One window in each public hall must be $2\frac{1}{2}$ feet wide and 5 feet high.

New York—First Class Cities—One hall window must be $2\frac{1}{2}$ feet wide and 5 feet high. Every tenement house must have skylight with 40 square inches ventilating area. The aggregate area of windows for stair halls shall not be less than 18 square feet between stop-heads for each story. In buildings not more than four stories in height and occupied by not more than two families on any floor, window may be omitted, provided a 12-inch stair well is provided and doors from hall to apartments are provided with glass panels.

Second Class Cities—*See "Lighting and Ventilation."

Pennsylvania—Buildings must have hall windows of at least 12 square feet.

Wisconsin—See "Lighting and Ventilation."

IV. Sanitary Provisions.

HABITABLE ROOMS.

Baltimore—See Light and Ventilation, General Provisions.

Chicago—Every room must have window to street, yard or court, with minimum area one-tenth of floor area top $7\frac{1}{2}$ feet above floor.

Detroit—Board of Health has jurisdiction.

Pittsburgh—Habitable rooms shall have 700 cubic feet of air, shall be $8\frac{1}{2}$ feet in height except attic rooms in but one-half, and a window area equal to one-tenth of floor area.

St. Paul—Habitable rooms must have outside windows.

Seattle—Rooms shall be eight feet four inches in height.

Toledo—Rooms must be eight feet high and have windows opening to external air equal to 10% of floor area or into another room with window area equal to 20% of floor area. Top of one window must be seven feet above the floor.

Toronto—Habitable rooms shall be of area specified under "Light and Ventilation, Area of Rooms."

State Laws.

New Jersey—Habitable rooms must have window opening on street, yard, court or shaft, or a window 3x5 feet opening into another room with windows as above.

CELLARS AND BASEMENTS—CONDITIONS OF OCCUPANCY.

Model Law—*Occupancy of cellars prohibited. Basement rooms may not be used for living purposes unless in addition to other requirements, rooms shall have sufficient light and ventilation, shall be well drained and dry, and shall be fit for human habitation.

Baltimore—Floors must be of concrete four inches thick; ceilings must be $4\frac{1}{2}$ feet above ground; must have open area-way $2\frac{1}{2}$ feet wide in front of windows; rooms must be eight feet in height; and there must be separate water closet; walls must be damp proof.

Boston—Basement rooms must be $8\frac{1}{2}$ feet in height; have separate water closet; window area equal to one-eighth of floor area; top of windows six inches from ceiling, opening directly to outer air, and top sash made to open full width.

Calgary—Basement cannot be used for living rooms except for janitor unless ceiling is at least six feet above grade level.

Chicago—Living in cellar prohibited. Basement rooms must be $8\frac{1}{2}$ feet high; one-half above grade; $4\frac{1}{2}$ feet above street grade; have separate water closet and waterproof floors.

Cincinnati—Basements shall be properly lighted and ventilated and eight feet clear in height. There shall be open space $2\frac{1}{2}$ feet wide outside and adjoining every part occupied for living purposes and across its entire front if it adjoins street. Cellars shall be lighted and ventilated to the satisfaction of the Commissioner of Buildings.

Columbus—*Occupancy Prohibited.

Detroit—Occupancy of cellars prohibited. Basements must have ceilings $4\frac{1}{2}$ feet above height of sidewalk and ground; walls damp proof, and must be adequately lighted and ventilated.

Duluth—*Cannot be used except for laundry.

Grand Rapids—*The occupancy of cellar rooms is prohibited. Basement rooms must have sufficient light and ventilation; must be well drained, dry, and be fit for human habitation. Basement rooms must be $7\frac{1}{2}$ feet high, ceiling $3\frac{1}{2}$ feet above the ground or street level; there must be water closet on same floor; one room must have window 12 square feet in area; and lower floor must be waterproof.

Louisville—Rooms must be nine feet high; ceiling $4\frac{1}{2}$ feet above curb level; windows must be 12 square feet in area, open on the street and total one-eighth floor area of room; walls must be damp proof; and there must be a water closet.

Milwaukee—Cellars and basements must be eight feet high; ceiling four feet above level of lot; window opening on street,

Cellars and Basements—Conditions of Occupancy.

yard or court; total window area must be one-tenth of floor area; and the walls must be damp proof and waterproof.

Minneapolis—If over two feet below grade, basements can only be used for janitor. Window area must equal one-eighth of floor area.

New Orleans—Basements may not be occupied for living purposes unless the room is $8\frac{1}{2}$ feet high. Must have separate water closet; total window area one-sixth of floor area; opening upon a street or yard, and the walls must be damp proof and waterproof.

Pittsburgh—Living in cellar is prohibited. Basement rooms must be $8\frac{1}{2}$ feet high; one-half above grade; windows one-eighth of floor area with one-half of sash made to open full width and top within six inches of ceiling; water closet appurtenant to every apartment, and every room must have a window opening on a street, yard or court of not less than 100 square feet.

St. Paul—Cellar may not be occupied for living purposes unless rooms are eight feet high; ceilings $2\frac{1}{2}$ feet above street level; windows opening on street or open courts equal to one-eighth of floor area; use of separate water closet; and walls must be damp proof.

Seattle—Occupancy prohibited unless not more than two-thirds of height is below grade level and total window area is one-tenth of floor area; walls must be damp proof and waterproof; must meet with approval of the Superintendent of Buildings.

†Sleeping rooms or living rooms are prohibited in the cellar. Rooms in the basement shall be damp proof and waterproof and shall otherwise meet with the approval of the Superintendent of Buildings.

Toledo—Rooms must be eight feet high; ceilings four feet above grade; must be properly drained and ventilated; and each apartment must have nine square feet of glass per 100 square feet floor area.

State Laws.

California—Living in cellar prohibited. Basement rooms must be two-thirds above grade; ceilings seven feet above street grades; rooms nine feet high. Must have water closet conforming to requirements of those for rooms.

Connecticut—Rooms must be $8\frac{1}{2}$ feet high; ceiling $4\frac{1}{2}$ feet above surface of street; walls and floors damp proof; ceiling plastered.

Indiana—Cellar occupancy prohibited. Basement rooms must

Cellars and Basements—Conditions of Occupancy.

be nine feet high; ceiling $4\frac{1}{2}$ feet above finished grade of lot and lowest curb level adjacent to the lot. When a basement room is in the rear, the court or yard on which it opens shall be below the floor level of the room. Every such room shall be an integral part of an apartment containing a room with a window to the street or yard. There shall be a water closet appurtenant to every such room. The window shall be one-seventh of the floor area of the room.

Massachusetts—City—No room in any cellar may be occupied unless it is in every part above grade and cellar is counted as a story. No basement may be occupied unless ceiling in every part is at least $4\frac{1}{2}$ feet above curb level of street in front. Must have room opening directly on street or yard.

Town—Cellar and basement cannot be occupied.

New Jersey—Rooms must be $8\frac{1}{2}$ feet high; ceilings 5 feet above ground; water closet appurtenant to apartment; window opening to street, yard or court; window area one-eighth of floor area; top of each window within six inches of ceiling; upper sash to open full width.

New York—First Class Cities—Occupancy in cellars prohibited except for janitors. Occupancy prohibited unless rooms are nine feet high; ceilings $4\frac{1}{2}$ feet above the curb level of the street; use of separate water closet; windows opening upon street or open court; total window area one-eighth of floor area; walls damp proof. Written permit required. Where rooms are located at rear of building, ceiling must be two feet above curb, and yards and courts adjoining must be excavated six inches below finished floor of rooms. In cellars, apartment may not extend back from front or rear walls a greater distance than 25 feet.

***Second Class Cities**—Cellar rooms cannot be occupied. Basement rooms must have sufficient light and ventilation; must be well drained and dry, and be fit for human habitation.

Pennsylvania—*Living in cellar prohibited. In basements, living rooms must be seven feet high; walls damp proof and waterproof. Each room must have window area of 12 square feet. No sleeping room in basement unless it has drained opening along the side from six inches below the floor to surface of the street, $2\frac{1}{2}$ feet wide.

Wisconsin—Rooms shall be eight feet high; ceiling four feet above the level of the lot; each room shall have a window opening on the street, yard or court; total window area shall be equal to one-tenth of floor area.

CELLAR FLOORS.

Model Law—*Must be damp proof and waterproof.

Baltimore—Must be of concrete four inches thick with a top finish of mortar one inch thick.

Boston—Must be damp proof and waterproof.

Chicago—Must be of Portland cement concrete three inches thick.

Cincinnati—Must be damp proof.

Columbus—*Must be damp proof and waterproof.

Detroit—Must be damp proofed, concreted and drained.

Duluth—*Must be free from dampness, with concrete four inches thick.

Grand Rapids—*Must be damp proof and waterproof.

Louisville—Must be of cement, damp proof and waterproof.

Milwaukee—Must be damp proof and waterproof.

Minneapolis—Must be damp proof and waterproof.

New Orleans—Must be damp proof and waterproof.

Pittsburgh—Must be damp proof and waterproof.

St. Paul—Must be damp proof and waterproof.

Seattle—Must be damp proof and waterproof.

Washington, D. C.—Shall be of cement four inches thick or concrete two inches thick, or paved with hard brick laid in cement. Woodwork shall be six inches clear of the ground.

†Shall have a bed of cement four inches thick or concrete two inches thick over entire bottom or be paved with hard brick laid in cement.

State Laws.

California—Must be damp proof and waterproof.

Connecticut—Must be damp proof and waterproof.

Indiana—Must have an excavated space under the entire first floor at least three feet in depth, or the first floor must be elevated so that there will be a clear space of 24 inches between the top of the ground and the bottom of the floor. Floor must be damp proof and waterproof.

Massachusetts—Must be damp proof.

New Jersey—Concrete four inches thick or asphalt or similar material with one-inch cement surfacing.

New York—First Class Cities—Must be damp proof and waterproof.

***Second Class Cities**—Must be damp proof and waterproof.

Pennsylvania—*Must be damp proof and waterproof.

Wisconsin—Must be damp proof and waterproof.

WATER SUPPLY.

Model Law—*There shall be a sink or wash-bowl with running water in each apartment, suite, or group of rooms.

Baltimore—Every apartment must have sink with running water.

Boston—Every apartment must have proper sink and running water.

Calgary—If there is a water-main in the street on which a building fronts, it must be connected.

Chicago—There must be sink and running water for each apartment.

Cincinnati—Each apartment must have sink with running water.

Columbus—Every apartment must have sink and running water.

†dwelling house must have sink with running water if water-mains are reasonably accessible. In any case, must have water suitable for all domestic uses within 12 feet of house.

Detroit—In apartments with three or more rooms, one sink with running water; in others, one sink for two apartments.

Duluth—Every apartment must have sink and running water.

†Dwelling house must have sink with running water if water-mains are reasonably accessible. In any case, must have water suitable for all domestic uses within 12 feet of house.

Grand Rapids—There must be a sink or wash-bowl with running water in each apartment, suite or group of rooms.

†Every dwelling shall have a sink or wash-bowl with running water exclusive of any sink in the cellar.

Louisville—Every apartment must have sink and running water.

Milwaukee—Where tenement is situated on a street supplied with city water, it shall have water furnished in sufficient quantities at one or more places on each floor. Tenement not having city water shall have a sufficient supply of wholesome water on a part of the lot where it will not be contaminated.

New Orleans—There must be proper sink with running water in each apartment.

Pittsburgh—In tenement where it is possible to connect with water-main, there shall be one sink for every suite of rooms.

Washington, D. C.—There shall be water supply in each apartment.

Water Supply.

State Laws.

California—There must be sink with running water in each apartment.

Connecticut—Water in sufficient quantities must be provided on each floor occupied by one or more families. If tenement does not abut on a street with water-mains, it must have sufficient supply of wholesome water on a part of the lot.

Indiana—There must be a sink with running water in each apartment.

Massachusetts—There shall be sufficient quantity of water at one or more places in each apartment.

New Jersey—Every apartment must have sink with running water.

New York—First Class Cities—Every apartment must have sink and running water.

Second Class Cities—There must be sink or wash-bowl in each apartment or suite.

†Every dwelling house shall have a proper sink or wash-bowl with running water, exclusive of any sink in the cellar.

Pennsylvania—If there is a water-main in street, it shall be connected with every apartment of two or more rooms. One-room apartments shall have water supply for every two. Sparsely populated districts with pure well supply approved by Board of Health exempt.

†If there is a water-main in the street it shall be connected. Sparsely populated districts with pure well supply approved by Board of Health exempt.

Wisconsin—Where a tenement is accessible to a street supplied with city water pipes, it shall have water furnished in sufficient quantity in each apartment, otherwise, wholesome water shall be provided in sufficient quantities on a part of the lot.

WATER CLOSET ACCOMMODATIONS.

Model Law—*There shall be a separate water closet in a separate compartment located within each apartment, suite, or group of rooms.

Baltimore—Every apartment must have a separate water closet in separate compartment. There must be separate water closet for each family.

Boston—Every water closet shall be in separate compartment. One within every apartment of four or more rooms. When apartments have less than four rooms, one water closet for every three rooms. Floors waterproof and waterproofing extending six inches up walls except in front of doors.

Calgary—There shall be separate water closet accommodation for every family or suite.

Chicago—There shall be separate water closet for each apartment except where apartment contains only two rooms, when there must be water closet for every two apartments.

Cincinnati—There shall be separate water closet for each apartment.

Columbus—There shall be one water closet in separate compartment for each apartment.

†Dwelling house must have water closet if accessible to sewer. If not, the closet shall consist of a privy vault located in the yard with adequate means of ventilation.

Detroit—Apartments with three or more rooms shall have one water closet three feet wide. Others, one water closet for two apartments.

Duluth—There shall be one water closet in separate compartment for each apartment.

†Dwelling houses must have water closet if accessible to sewer. If not, the closet shall consist of a privy vault located in the yard with adequate means of ventilation.

Grand Rapids—Each family shall have a separate water closet located within its apartment, suite, or group of rooms.

†Every dwelling shall have a separate water closet.

Louisville—There shall be separate compartment water closet for every two apartments, except apartments with more than two rooms shall have separate water closet.

Milwaukee—There shall be separate water closet for each apartment, except those of only two rooms shall have one water closet for every two apartments.

Minneapolis—There shall be ample water closets for tenants.

New Orleans—There shall be one water closet in separate

Water Closet Accommodations.

compartment for each apartment, ventilated to the satisfaction of the Board of Health.

Pittsburgh—In sewer-connected buildings, one closet for every 15 persons or fraction. One water closet for every suite which has an independent hallway. Suites of two or less rooms shall have closet for every three rooms.

Providence—There shall be separate water closet in separate compartment within each apartment. Apartments of one or two rooms must have at least one water closet for every three rooms.

St. Paul—There shall be one water closet in separate compartment for every three apartments of two rooms and one for each apartment of three or more rooms.

Seattle—Every apartment or tenement shall have at least one water closet located in a separate compartment. Any tenement or apartment having three or more rooms shall have one water closet accessible without passing through any bedroom.

Washington, D. C.—Every tenement shall have water closet for each suite or for each four rooms.

†Every dwelling shall have at least one water closet.

State Laws.

California—There shall be separate water closet in each apartment except apartments of one or two rooms, which may have one water closet for every two apartments.

Connecticut—There shall be one water closet or vault for every two apartments of less than three rooms and one for each apartment of three or more rooms.

Indiana—There shall be separate water closet within each apartment.

Massachusetts—City—There shall be one water closet for each apartment, except those of two rooms or less shall have one for every two apartments.

Town—There shall be one water closet for each apartment.

New Jersey—There shall be one water closet in separate compartment for each apartment, accessible without passing through a bedroom. Floor and walls six inches high shall be waterproof; walls plastered to ceiling; must be properly lighted.

New York—First Class Cities—There shall be one water closet in separate compartment for each apartment. No water closet shall be maintained in cellar of tenement without written permit from Commissioner of Tenement House Department.

Water Closet Accommodations.

***Second Class Cities**—There shall be separate water closet for each family within each apartment.

Pennsylvania—There shall be separate water closet for each family, except that apartments of one or two rooms shall have one for every two families.

†There shall be separate water closet in separate compartment for each dwelling. One entrance to one water closet compartment in every dwelling shall be by hall or passageway independent of a room used for sleeping purposes.

Wisconsin—Every tenement accessible to the city sewer shall have a separate water closet in a separate compartment within each apartment, except that where there are apartments of but one or two rooms, there shall be at least one water closet for every two apartments.

OVERCROWDING—CUBIC AIR SPACE.

Model Law—*Health officer may order the number of persons sleeping or living in a room to be so reduced that there shall be not less than 600 cubic feet of air to each adult and 400 cubic feet to each child under 12.

Baltimore—Every room shall have 400 cubic feet air space for each person over 12 years and 200 cubic feet for each person under 12.

Boston—May be regulated by Board of Health. In rooms occupied day and night, 600 cubic feet for each person. Rooms occupied only at night, 400 cubic feet for each adult and 200 cubic feet for each child under 12 years of age.

Calgary—*Rooms for sleeping purposes must have at least 500 cubic feet of air space per person.

Chicago—There must be 400 cubic feet air space for adults and 200 cubic feet for children under 12 years.

Cincinnati—There shall be 400 cubic feet air space for each adult and 200 cubic feet for each child under 12.

Columbus—*Bedroom must have 400 cubic feet air space to each child and 600 for each adult.

Detroit—There shall be 400 cubic feet air space for each person over 12 years and 200 for each person under 12.

Duluth—*There shall be 400 cubic feet of air for each adult over 12 and 300 cubic feet for each child under 12.

Grand Rapids—*There shall be 600 cubic feet of air for each adult and 400 cubic feet for each child under 12.

Minneapolis—There shall be 400 cubic feet of air for each person over 12 years and 200 cubic feet for each child under 12 years.

Pittsburgh—There shall be 700 cubic feet of air per room—400 cubic feet for each person over 12 years and 200 cubic feet for each child under 12.

Providence—Cubic air space to be regulated by Board of Health.

Seattle—There shall be 512 cubic feet of air for each person over 14 years and 300 for each child under 14.

Washington, D. C.—There shall be 400 cubic feet of air for each person 10 years old or over.

State Laws.

California—There shall be 400 cubic feet of air space for each person.

Overcrowding—Cubic Air Space.

Connecticut—There shall be 500 cubic feet of air for each adult and 300 cubic feet for each child under 12 years.

Indiana—There shall be 400 cubic feet of air to each adult and 200 cubic feet to each child under 12 years.

Massachusetts—There shall be 400 cubic feet of air for each adult and 300 cubic feet for each child under 12 years.

New Jersey—There shall be 400 cubic feet of air for each adult and 200 cubic feet for each child under 12 years.

New York—There shall be 400 cubic feet of air for each adult and 200 cubic feet for every child under 12 years.

New York—*Second Class Cities—There shall be 600 cubic feet of air for each adult and 400 cubic feet for each child under 12 years.

Pennsylvania—*There shall be 400 cubic feet of air for each person over 12 years.

CLEANLINESS OF BUILDINGS.

Model Law—*Every part shall be kept clean and free from any accumulation of dirt, filth, rubbish, garbage, etc., in the same or in the yards, courts, passages, areas, or alleys. The owner shall have cleansed all parts to the satisfaction of the health officer.

Baltimore—Every tenement shall be maintained in good repair and in a cleanly condition.

Boston—Every tenement must be kept clean and in repair.

Chicago—Owner of tenement must keep it clean and wholesome and every apartment adequately lighted and ventilated.

Cincinnati—Owner shall keep clean all parts not within the occupied apartments. All parts shall be kept clean and free from dirt.

Columbus—*Must be free from all accumulation of dirt, filth, etc. May be ordered cleaned by Board of Health.

Detroit—Board of Health has jurisdiction.

Duluth—*Must be free of all accumulation of dirt, filth, etc. May be ordered cleaned by Board of Health.

Grand Rapids—*Every part shall be kept clean and free from any accumulation of dirt, filth, rubbish, etc. The owner shall have every part cleaned to the satisfaction of the Board of Health.

Louisville—Owner shall keep clean and free from dirt, garbage, etc., to the satisfaction of Health Department. Tenants shall keep all rooms clean.

Pittsburgh—Every tenement shall be kept in good repair and shall be clean and free from any accumulation of dirt, filth, etc.

Toledo—All parts of building must be kept free from loose rubbish and debris.

Washington, D. C.—Occupants must keep all parts of buildings and grounds clean and wholesome.

State Laws.

California—Owner must keep house, yards, alleys, etc., clean and free from dirt.

Connecticut—Owner shall clean to satisfaction of Board of Health. Every part shall be kept clean and free from any accumulation of dirt, filth, etc.

Indiana—Every part shall be kept clean and free from any accumulation of dirt, filth, garbage, etc., in the tenement or in yards, courts, passages, areas, or alleys.

Cleanliness of Buildings.

Massachusetts—Owner must keep every part clean. Board of Health may order owner to clean at any time.

New Jersey—Owner shall keep all parts clean to the satisfaction of the board. No person shall place filth in any place except that provided for the purpose.

New York—First Class Cities—Must be free from all accumulation of dirt, filth, etc. Owner must clean to satisfaction of Tenement House Department.

***Second Class Cities**—Shall be clean and free from dirt, etc. Owner and occupant shall clean to satisfaction of Health Officer.

Pennsylvania—Tenement yards, courts, and shafts shall be free from dirt, filth, garbage, etc.

†The occupant of every dwelling shall keep the yards, courts, and shafts free from dirt, filth, garbage, etc.

Wisconsin—Board of Health is given general authority.

WHITEWASHING OF WALLS.

Model Law—The walls of all courts, unless built of a light colored material, shall be thoroughly whitewashed, or painted a light color, by the owner. Such whitewash or paint shall be renewed as required by the Health Officer. The Health Officer may require the walls and ceilings of every room that does not open directly on the street to be calsomined white or painted white when necessary to improve the lighting of such room.

Baltimore—Cellar walls and ceilings shall be whitewashed or painted a light color at least once a year; also shaft or court walls.

Chicago—Cellar walls and ceilings shall be whitewashed or painted a light color.

Cincinnati—Walls of courts and shafts and the ceiling and walls of cellars shall be thoroughly whitewashed or painted a white color.

Columbus—Cellar walls and ceilings and all inner and outer walls of courts, if not of light colored material, must be whitewashed or painted.

Detroit—Cellar walls and ceilings shall be whitewashed or painted a light color once in two years.

Duluth—Cellar walls and ceilings and all inner and outer walls of courts, if not of light colored material, must be whitewashed or painted.

Grand Rapids—The walls of all courts, unless built of light colored brick or stone, shall be thoroughly whitewashed or painted a light color by the owner.

Louisville—Walls of courts not of light colored material, or of rooms not opening directly on a street, shall be whitewashed or painted a light color. Health department may order paint renewed.

Pittsburgh—Walls must be thoroughly cleansed and whitewashed whenever required by the Department of Health.

State Laws.

California—Walls of all courts and shafts shall be painted a light color or whitewashed.

Connecticut—Walls of any court, shaft, hall, or room shall be whitewashed or painted a light color whenever Board of Health shall think necessary for better lighting of rooms.

Indiana—Cellar walls and ceilings shall be thoroughly whitewashed or painted a light color by the owner.

Whitewashing of Walls.

Massachusetts—Walls of all courts except those opening on a city street shall be of light color or whitewashed. Walls of rooms that do not open on a street may be ordered painted or whitewashed by Board of Health.

New Jersey—Cellar walls shall be thoroughly whitewashed or painted a light color by the owner.

New York—First Class Cities—All yard courts and inner courts are required to be painted a light color or built of light colored material; shaft walls, cellar walls and ceilings are required to be painted a light color or whitewashed.

Second Class Cities—Shall be whitewashed or be of light color.

Pennsylvania—When filthy, walls must be cleansed, papered, or calsomined; also when walls are five feet or less away from tenements, such must be painted, whitewashed or kept in a light color.

DRAINAGE OF COURT AREAS AND YARDS.

Model Law—*All courts, areas and yards shall be properly graded and drained and, when required by the Health Officer, concreted.

Baltimore—The bottom of all courts shall be paved with concrete.

Boston—Court areas and yards shall be properly drained to satisfaction of the Board of Health.

Chicago—Court areas and yards shall be adequately drained.

Cincinnati—Court areas and yards must be drained.

Columbus—*Courts and yards must drain freely into street or sewer. Health Department may order such areas concreted.

Detroit—Inner courts shall be properly drained.

Duluth—*Tenement courts and yards must drain freely into street or sewer. Health Department may order such areas concreted.

Grand Rapids—*Court areas and yards shall be properly graded and drained.

Minneapolis—Low ground must be drained.

New Orleans—All courts and yards shall be properly graded, drained, and paved to the satisfaction of Board of Health.

Pittsburgh—Tenement must have yards, areas, and courts drained into the sewer.

Providence—Tenement courts and yards shall be properly graded and drained and paved to satisfaction of inspector.

Toledo—Areas and courts of 15 square feet or more must be drained.

Washington, D. C.—Owner must cause areas and yards to be properly graded, paved and drained.

State Laws.

California—Court areas and yards shall be properly graded and drained.

Indiana—Court areas and yards shall be properly graded and drained and connected with street sewer.

Massachusetts—Court areas and yards shall be graded, drained, and may be ordered paved by the Board of Health.

New Jersey—Court areas and yards shall be properly graded, drained, and connected with the city sewer.

Drainage of Court Areas and Yards.

New York—First Class Cities—Courts and yards must drain freely into street sewer. Tenement House Department may order such areas concreted.

***Second Class Cities**—Court areas and yards shall be properly graded and drained. May be ordered concreted by Health Officer.

Pennsylvania—*Courts, yards, areas and alleys must be graded and drained.

SEWER CONNECTIONS.

Model Law—Every tenement must be connected with a public sewer before it is occupied.

Baltimore—Required where there is a sewer in the street.

Boston—Plumbing of every building shall be connected with sewer if there be one.

Calgary—*Building fronting on a street with water or sewer main must be connected.

Cincinnati—Required if there is a sewer in the street.

Columbus—Cesspools or privy prohibited. Every tenement shall have plumbing system connected with a sewer.

Detroit—All pipes and fixtures for water or waste must be connected.

Duluth—Cesspools or privy prohibited. Every tenement shall have plumbing system connected with sewer.

Grand Rapids—Every tenement must have its plumbing system connected with a public sewer before occupation.

Louisville—All tenements must be connected with sewer unless special permit is issued by Building and Health Department.

Minneapolis—Every building must be connected with sewer if sewer exists on street.

Pittsburgh—Tenement shall be connected with sewer where Bureau of Health judges it possible.

St. Paul—Every tenement shall be connected with public sewer if such is provided; if not, drain pipes from buildings may be connected with cesspools.

Toledo—Cellars shall be connected with sewer where possible.

Washington, D. C.—Sewer connections are required.

State Laws.

California—Sewer connections are required where possible.

Connecticut—Sewer connections are required where possible.

Indiana—Must be connected with a public sewer.

Massachusetts—**City**—Courts, areas and yards shall be connected with sewer if accessible.

Town—Every tenement erected on street where there is a sewer must be connected.

New Jersey—Must be connected with sewer if accessible.

Sewer Connections.

New York—First Class Cities—Where connection with sewer is possible cesspools and privies prohibited.

Second Class Cities—Sewer connections required.

Pennsylvania—Tenement prohibited unless connected with sewer.

†Every dwelling accessible to a sewer must be connected.

Wisconsin—Every tenement accessible to a sewer shall be connected.

ASHES AND GARBAGE.

Model Law—The owner shall provide suitable tight metal cans with covers for holding ashes, rubbish, garbage, refuse, etc. Chutes and bins for such purposes are prohibited.

Boston—No ashes or garbage shall be placed in yards or alleys, except in suitable receptacles which must be provided by owners of tenement and be satisfactory to the Board of Health.

Calgary—Tenement must be provided with approved refuse and garbage receivers to the satisfaction of the Sanitary Department.

Chicago—Receptacles for ashes and garbage must be provided by the owner. One of each per story to every five persons.

Cincinnati—Owner shall provide metallic receptacles for ashes and garbage.

Columbus—*Owners shall provide suitable receptacles for ashes, rubbish, garbage and refuse matter.

Duluth—*Owners of tenement and dwelling houses shall provide suitable receptacles for ashes, rubbish, garbage and refuse matter.

Louisville—Owner must provide suitable receptacles. All garbage and ashes must be placed therein.

Minneapolis—Must have sufficient 20-gallon cans for garbage to hold for ten days, and 30-gallon cans for ashes.

Providence—Owners of tenements shall provide suitable receptacles for ashes, rubbish and refuse matter, satisfactory to Superintendent of Health.

St. Paul—There shall be suitable receptacles for ashes, constructed of incombustible material.

Seattle—There shall be suitable receptacle for ashes, garbage and refuse, according to regulations of Superintendent of Buildings and Commissioner of Health.

Washington, D. C.—Owners shall provide suitable places for reception of garbage and other refuse.

State Laws.

California—Owner shall provide suitable receptacles for ashes and garbage.

Connecticut—Owner shall provide suitable receptacles for ashes and garbage.

Ashes and Garbage.

Indiana—The owner must provide suitable receptacles for ashes, rubbish, garbage, refuse, etc.

Massachusetts—Owner must provide suitable water-tight receptacles.

New York—First Class Cities—Owners of tenements shall provide suitable receptacles for ashes, rubbish, garbage and refuse matter.

Second Class Cities—Owners must provide suitable tight metal cans for ashes and garbage.

†Occupants must provide suitable tight metal cans for ashes and garbage.

Pennsylvania—*There must be provided suitable non-leakable, covered garbage can and standard ash can.

Wisconsin—The owner must furnish suitable covered receptacles for garbage, ashes and rubbish.

JANITOR.

Model Law—Where the owner does not reside, there shall be a janitor if the Health Officer shall require.

Columbus—Tenement occupied by six or more families where owner does not reside in house shall have janitor if required by Health Department.

Grand Rapids—In tenements where the owner does not reside, there shall be a janitor if the Board of Health shall require.

Louisville—Tenement of ten apartments where owner does not reside shall have janitor.

Washington, D. C.—Tenement with over five families where owner does not reside shall have janitor.

State Laws.

California—Tenement with more than eight families shall have janitor.

Massachusetts—If owner does not reside therein, Board of Health may require a janitor.

New Jersey—Tenement where owner does not reside that is occupied by more than six families shall have janitor if Board requires.

New York—First Class Cities—Tenement occupied by more than eight families, in which owner does not reside, must have janitor if required by the Tenement House Department.

Second Class Cities—If health officer requires in tenement where owner does not reside, there shall be a janitor.

Pennsylvania—Six-family tenement where owner does not reside must have janitor if deemed necessary by the chief of the division.

V.

Requirements and Remedies.

VACATION OF BUILDINGS.

Model Law—*Power given to Health Officer.

Baltimore—Power given to Inspector of Buildings when buildings are dangerous to life and health.

Boston—Power to vacate as nuisance given to Building Commission and Board of Health.

Chicago—*Power given to Commissioner of Health.

Cincinnati—Power given to Board of Health.

Columbus—*Power given to Board of Health.

Detroit—Power given to Department of Buildings.

Duluth—*Power given to Board of Health.

Grand Rapids—*Power given to Board of Health.

Louisville—Building or Health Department or City Attorney may bring suit to prevent occupation of tenement violating these provisions.

Minneapolis—Health Department may order vacated if unsanitary.

Seattle—*Power given to Superintendent of Buildings.

Toledo—Power given to Building Inspector.

Toronto—Power given to Inspector of Buildings.

Washington, D. C.—Power given to Board of Condemnation of Unsanitary Buildings.

State Laws.

California—Power given to Department of Health.

Connecticut—Board of Health may order vacated.

Indiana—Power given to Board of Health.

Massachusetts—Power given to Board of Health.

New Jersey—Power to vacate tenement in violation of tenement law given to the State Tenement House Board.

New York—First Class Cities—If any tenement house is erected, altered or occupied contrary to law, such building shall be deemed an unlawful structure, and the Tenement House Department may cause such building to be vacated.

***Second Class Cities**—Power given to Health Officer.

Pennsylvania—*Power given to Chief of Division of Housing and Sanitation if dangerous or unfit for human habitation.

UNLAWFUL OCCUPATION.

Model Law—*If a building is occupied without a certificate of compliance, no rent shall be recoverable during such period and the Health Officer may cause it to be vacated.

Columbus—*When any tenement or dwelling house or lot fails to comply with the building ordinance, its occupation is a misdemeanor.

Duluth—*When any tenement or dwelling house or lot fails to comply with building ordinance, its occupation is a misdemeanor.

Grand Rapids—*When any tenement or dwelling house is occupied without a certificate of compliance from the Board of Health, said premises shall be deemed unfit for human habitation and may be ordered vacated.

Louisville—See "Vacation of Buildings."

State Laws.

California—If occupied without permit, department may cause tenement to be vacated.

Indiana—If a tenement is occupied without a certificate of compliance no rent shall be recoverable.

New York—First Class Cities—If any building hereafter constructed as or altered into a tenement house be occupied in whole or in part for human habitation in violation of the last section, during such unlawful occupation, any bond or note secured by a mortgage upon said building, or the lot upon which it stands, may be declared due at the option of the mortgagee. No rent shall be recoverable by the owner or lessee of such premises for said period, and no action or special proceeding shall be maintained therefor, or for possession of said premises for non-payment of such rent. The Department of Water Supply shall not permit water to be furnished in any tenement house, and said premises shall be deemed unfit for human habitation, and the Tenement House Department shall cause them to be vacated accordingly.

***Second Class Cities**—When building is occupied without a certificate of compliance, it shall be deemed unfit for habitation and be vacated accordingly.

Pennsylvania—*After notice given to vacate, unlawful to occupy until chief of division of Housing or Sanitation permits.

APPROVAL OF PLANS.

Model Law—*Plans must be submitted and approved by the Health Officer before work is begun.

Baltimore—Plans must be approved by Inspector of Buildings before work is begun.

Boston—Plans must be submitted and approved by Building Commission before work is begun.

Calgary—*Plans must be submitted and approved before work is begun.

Chicago—*Plans must be approved by Building Department before work is begun and Commissioner of Buildings notified as construction proceeds.

Cincinnati—*Plans must be submitted and approved by Commissioner of Buildings before work is begun.

Columbus—*Plans must be submitted and approved by Building Department before work is begun.

Detroit—Plans must be approved and permit issued before work is begun.

†Plans must be submitted and approved before work is begun.

Duluth—*Plans must be submitted and approved by Building Department before work is begun.

Grand Rapids—*Plans must be submitted and approved by Building Inspector.

Louisville—Plans must be submitted and approved before work is begun.

Milwaukee—Plans must be submitted and approved by Inspector of Buildings.

Minneapolis—Plans must be submitted to Building Inspector and approved before work is begun.

New Orleans—Plans must be approved by City Engineer.

Pittsburgh—Plans must be submitted and approved by Building Department before work is begun.

Providence—Plans shall be approved by Building Inspector.

St. Paul—Plans must be submitted and approved by Commissioner of Public Works.

Seattle—*Plans must be submitted and approved before work is begun.

Toledo—Plans must be submitted and approved before work is begun.

Toronto—Plans must be submitted and approved by Building Inspector before work is begun.

Approval of Plans.

Washington, D. C.—*Plans must be submitted and approved by Building Inspector before work is begun.

State Laws.

California—Plans must be submitted and approved before work is begun.

Connecticut—Plans must be submitted and approved before work is begun.

Indiana—Plans must be submitted and approved by Building and Health Departments.

Massachusetts—The Board of Health must certify that the plans conform to the law in respect to light, ventilation and sanitation; then they must be submitted and approved by the Building Inspector and permit issued.

New Jersey—Plans must be submitted and approved before work is begun.

New York—First Class Cities—Plans must be submitted to and approved by the Tenement House Department.

***Second Class Cities**—Plans must be approved by Health Officer.

Pennsylvania—*Plans must be submitted and approved by Chief of Division of Housing and Sanitation, and also submitted to Chief of Bureau of Building Inspection for approval of building materials and construction.

Wisconsin—Plans must be submitted to the Building Inspector and approved before work is begun.

CERTIFICATE OF APPROVAL.

Model Law—*No building shall be occupied without the issuance of a certificate from the Health Officer.

Baltimore—Every tenement must be inspected and certificate of approval given before same can be occupied.

Calgary—*Certificate from the Sanitary Inspector required before building can be occupied.

Chicago—Owner must notify Commissioner of Buildings when tenement is ready for lathing. Tenement must be inspected and if it conforms to law, a certificate is issued.

Columbus—*Certificate of approval must be issued by Building Department before tenement can be occupied.

Detroit—Certificate of occupancy must be issued before building is occupied.

Duluth—*Certificate of approval must be issued by Building Department before tenement can be occupied.

Grand Rapids—*Building may not be occupied without certificate from Board of Health.

Louisville—Certificate of approval must be issued by Health Department before occupation.

Pittsburgh—Certificate of approval must be issued by Department of Public Health before occupation.

Toledo—Violations left to Inspector of Buildings to discover.

State Laws.

California—Building may not be occupied until "Permit of Occupancy upon Completion of Construction" is issued.

Connecticut—Certificate to be issued before tenement can be occupied.

Indiana—No building shall be occupied without a certificate from the Board of Health.

Massachusetts—Tenement may not be occupied until inspected and approved by Building Inspector and Board of Health.

New Jersey—Building may not be occupied until a certificate is issued.

New York—**First Class Cities**—Certificate of compliance must be issued by Tenement House Department before tenement can be occupied.

***Second Class Cities**—Certificate of approval must be issued by Health Officer before building is occupied.

Pennsylvania—Unlawful to occupy a tenement or two-family dwelling unless license has been granted.

REGISTRATION OF TENEMENTS.

Model Law—*Every owner and every lessee of the whole house shall file in the Health Department a notice with his name and address and also a description of the property. Every owner, agent, or lessee may file in the Health Department a notice with name and address of an agent of such house for the purpose of receiving service of process.

Baltimore—Every tenement and apartment house must be registered as required by Inspector of Buildings.

Columbus—Owner's name must be registered with Health Department.

Duluth—Owner's name must be registered with Health Department.

Grand Rapids—Every owner, agent, or person having control of a tenement house must file name and address with the Board of Health and Poor Commissioners.

Louisville—Owner's name must be registered with Health Department.

Pittsburgh—Owner, lessee, or person having control of tenement house shall file name and address, name of authorized agent, description by street number, number of apartments, rooms, families, etc.

State Laws.

California—Owner and lessee must file address with Department of Health.

Indiana—The names and addresses of owners and agents shall be filed with the plans.

Massachusetts—**City**—Detailed description and owner's name and address must be filed with the Board of Health.

Town—Detailed description and owner's name and address must be filed with the town clerk.

New Jersey—Every owner and lessee or other person having control of a tenement house must file his name and address with Board of Health.

New York—**First Class Cities**—Every owner, lessee and person having control must file name and address, together with number of families occupying tenement.

***Second Class Cities**—Every owner and every lessee of the whole house shall file his name and address and detailed description of his property.

Registration of Tenements.

Pennsylvania—*License for tenement or two-family house must specify the name and address of owner and agent, address of tenement, the number of rooms, maximum number of occupants for each sleeping room and date license expires.

Wisconsin—Owner, lessee or other person having contract of a tenement house shall file with the Board of Health a notice containing his name and address.

PENALTIES.

Model Law—*Every person who shall violate or assist in the violation shall be punishable by imprisonment for ten days for every day such violation continues, or by a fine of \$10.00 to \$100.00 if the offense be not willful, or \$250.00 if the offense be willful, and in every case \$10.00 for each day after the first that such violation shall continue, or by both fine and imprisonment.

Every owner and any person who shall violate or assist in the violation shall be subject to a civil penalty of \$50.00.

Any person who, having been served with a notice to remove any violation shall fail to comply within five days after such service shall be subject to a civil penalty of \$250.00.

In case the owner's name and the name of the agent is not filed, and the owner cannot be located, or is outside the state, the Health Officer may subject the house and lot to a penalty of \$250.00. Such penalty shall be a lien upon the house and lot.

Baltimore—Fine \$25.00 to \$100.00 for each and every day.

Boston—Fine not exceeding \$500.00.

Calgary—*Not over \$50.00 and costs.

Chicago—*\$25.00 to \$200.00. Each week a separate offense.

Cincinnati—*\$5.00 to \$500.00.

Columbus—*\$5.00 to \$200.00 for first offense; \$25.00 to \$500.00 for subsequent offenses.

Detroit—*Not over \$500.00 and costs, or imprisonment up to six months, or both.

Duluth—*\$100.00 or less, or imprisonment for 85 days.

Grand Rapids—*\$10.00 to \$100.00, or not over 90 days' imprisonment, or both.

Louisville—\$10.00 to \$25.00 for each offense per day.

Milwaukee—Not less than \$5.00 or more than \$500.00, or in default of fine, by imprisonment one day to six months.

Minneapolis—\$5.00 to \$100.00, or 90 days' imprisonment. Violation shall constitute a separate offense for each day.

New Orleans—\$25.00 or 30 days' imprisonment.

Pittsburgh—\$10.00 to \$100.00. After first offense for every week continuous fine of \$10.00 to \$100.00. In default of payment of fine, term in county jail not exceeding 30 days.

Providence—\$100.00 fine for first day of such offense; not exceeding \$20.00 for each subsequent day such violation continues.

St. Paul—Imprisonment for three months, or \$500.00 fine, or both.

Penalties.

Seattle—*Not over \$100.00, or imprisonment in the city jail for a term not over 30 days. Each day of violation constitutes a separate offense.

Toledo—\$5.00 to \$100.00 or imprisonment. Each day a separate offense.

Washington, D. C.—*Not over \$100.00 or imprisonment for not over 90 days. Each day constitutes a separate offense.

State Laws.

California—Misdemeanor punishable by imprisonment not over six months or fine not over \$500.00, or both.

Connecticut—\$25.00 to \$500.00 and the renewal of penalty every 30 days.

Indiana—Imprisonment for 10 days for every day that such violation continues, or by a fine of \$10.00 to \$100.00 if the offense be not willful, or \$250.00 if the offense be willful.

Massachusetts—Not less than \$10.00. If within ten days after notice, order has not been complied with, additional fine of \$5.00 to \$20.00 for each day.

New Jersey—\$100.00 if willful, \$25.00 if not.

New York—First Class Cities—Every person who shall violate or assist in the violation of any provision of this chapter shall be guilty of a misdemeanor punishable by imprisonment for ten days for each and every day that such violation shall continue, or by a fine of not less than \$10.00 or more than \$100.00 if the offense be not willful, or of \$250.00 if the offense be willful, and in every case, of \$10.00 for each day after the first that such violation shall continue, or by both such fine and imprisonment in the discretion of the court; provided, that the punishment for a violation of Section 140 of this chapter shall be a fine of \$50.00; and provided further, that the penalty for incumbrance of a fire escape by an occupant of the tenement house shall be a fine of \$10.00, which the nearest police magistrate shall have jurisdiction to impose.

***Second Class Cities**—Imprisonment for not more than 10 days or fine of \$10.00 to \$100.00 for each day. If willful disobedience, fine of \$250.00.

Pennsylvania—*\$5.00 to \$50.00 for first offense; \$25.00 to \$200.00 or imprisonment for 60 days or both for subsequent offenses. Each week after owner has been notified to correct the violation of the law is deemed a separate offense, for which an additional penalty is attached.

Wisconsin—\$5.00 to \$200.00, or imprisonment for from 15 to 60 days, or by both.

ADMINISTRATION AND ENFORCEMENTS.

Model Law—*The Health Officer and Superintendent of Buildings. Suit for enforcement of the act may be brought by any taxpayer. The local legislative body is empowered to prescribe for the enforcement of the act. The State Board of Health shall have the power to examine into the enforcement of this act in each city. Whenever required by the governor, it shall make such examination and shall report the results thereof to the governor within the time prescribed by him.

Baltimore—Inspector of Buildings.

Boston—Building and Health Departments.

Calgary—*Superintendent of Buildings.

Chicago—*Building Commissioner.

Cincinnati—*Department of Buildings, Police, Health and Fire.

Columbus—*Building and Health Departments.

Detroit—*Department of Building. Can use no authority in regard to health and sanitary provisions without approval of Board of Health.

Duluth—*Building and Health Departments.

Grand Rapids—*Board of Health and Poor Commissioners, Building Inspector.

Louisville—Building and Health Departments and Public Safety Board.

Minneapolis—Building and Health Departments and Fire Department.

New Orleans—City Engineer and Police Department.

Pittsburgh—Department of Public Safety, Bureau of Health of each city, Bureau of Building Inspection of each city.

Providence—Board of Health and Building Department.

St. Paul—Commissioner of Public Works.

Seattle—*Superintendent of Buildings.

Toledo—Building Inspector.

Washington, D. C.—*Inspector of Buildings.

State Laws.

California—Departments of cities or towns which are charged with the enforcement of laws relating to public health and erection of buildings.

Administration and Enforcements.

Connecticut—Inspector of Buildings, Fire Marshal and Board of Health.

Indiana—Building and Health Departments and State Board of Health.

Massachusetts—State Board of Health may examine into enforcement. City Solicitor, Building Inspector or Board of Health.

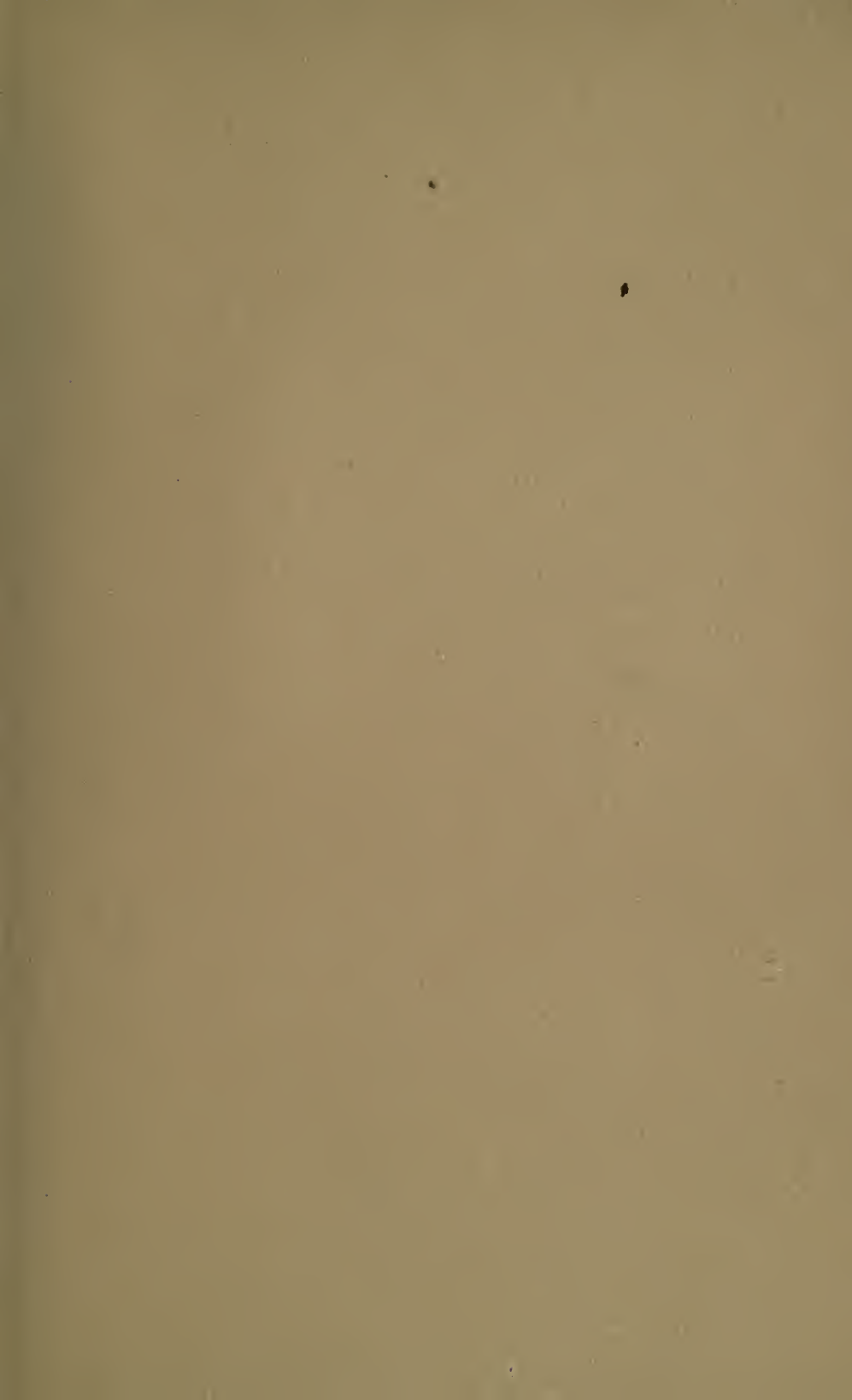
New Jersey—State Board of Tenement House Supervision.

New York—**First Class Cities**—Tenement House Department.

***Second Class Cities**—Health Officer and Building Department. Action may be brought by any taxpayer.

Pennsylvania—*Bureau of Health, either by formal prosecution or by correcting the defect and filing a lien on the property, giving the contractor, if acceptable to him, the lien in payment of his services, otherwise, by meeting his expenses and filing the lien to be collected as are taxes. Any person can prosecute but must pay the cost if his prosecution has not been brought upon reasonable grounds.

Wisconsin—State Factory Inspector, Commissioner of Health and Building Inspector.



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